

August 27, 1981

TO: Codorus Township Board of Supervisors
FROM: Codorus Township Planning Commission

The Earl Gray subdivision was signed by the Board after the driveway grade was shown on the plans and the plans were notarized.

The Donald Sterner subdivision plan was passed. The total lot size runs a little over an acre. Due to the fact that so much ground is road right of way, the Board felt it was a valid subdivision.

Richard Masumot
Secretary

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

August 27, 1981

The monthly meeting of the Codorus Township Planning Commission was called to order by Chairman Donald Bollinger. Members present were Donald Bollinger, Leroy Thoman, Richard Masimore, Tom Moore, Gordon Snyder, And Solicitor Malone. The minutes of the previous meeting were read and approved. The minutes of the Supervisors' meeting pertaining to land development were reviewed.

M. & M. Earl Gray and Jane ~~Moore~~ ^{Neyer} were present with their final subdivision plan. The driveway was shown and the plans were notarized. The plan was approved on a motion made by Tom Moore and seconded by Richard Masimore. The plans were signed.

Donald Sterner had his final plans at the meeting. The plans were signed after a motion to approve them was made by Gordon Snyder and seconded by Tom Moore.

Richard Tyler was present at the meeting. He would like to subdivide a lot of approximately 2½ acres from his mother's farm which is located along Snyder Mill Road. The plans must be signed and notarized, and the Board must have comments from the county. The fee must be paid to the township and the county before the plans are acted on. The 2½ acres are more than the accepted acreage.

Ronald Smith was present with altered plans concerning his subdivision. Lots #2 (3.78 acres) and #3 (3.7 acres) would be sold as building sites. Lot #4 (20.89 acres) would become the land of a farmer about one-half mile away. Lot #1 would contain Ronald's house and 83.1 acres. If the 20.89 acres of lot #4 are sold to another farmer, they could not be sold as an independent tract in the future.

Laura Sharp would like to sell the farm buildings and eight or ten acres of the former Elmer Cornbower property. The total acreage is 69 acres. The feeling of the Board is that it will not allow the farm to be split as they desire.

Thomas Fredrick was present concerning the report that he was operating a physical fitness clinic in his home as a home occupation. He was told that as long as it is a hobby, there is no problem. If he intended to make a business out of this activity, a permit and a zoning hearing would be required.

Mr. and Mrs. Roland Cumor who live along Fissel's Church Road were present concerning a private driveway through their property. There are some structures on ground claimed by Mr. and Mrs. Cumor, and they are trying to establish the fact that they own the property in question and have the right to post signs stating such. Mr. Malone advised them of some of their options in pursuing this matter.

James Yelton was present concerning a proposed subdivision along Snyder Road off of Route 616. He would like five acres from his grandmother Julia K. Coom's farm. The farm contains about 112 acres. The land in question is pretty steep, and there was quite a bit discussion about the fact that five acres are requested. The Board members will look at the site Tuesday, September 1, at 5:30 P.M. He was told to come back at the next meeting.

Irvin Rappoldt wondered how board members felt about the need for permits for prebuilt-type utility sheds. The Board stated that a permit should be required as stipulated in the ordinance.

Gordon Snyder reported on a meeting that he attended last month in York pertaining to land development and subdivision.

Election of officers for the Planning Commission was held. The following were nominated:

Chairman	Donald Bollinger
Vice chairman	Tom Moore
Secretary-	
Treasurer	Richard Masimore

A motion to cast a unanimous ballot was made by Gordon Snyder and seconded by Donald Bollinger. The above persons were elected for another term of office.

The meeting was adjourned on a motion made by Gordon Snyder and seconded by Donald Bollinger.

Respectfully submitted,

Richard Masimore

Richard Masimore
Secretary