

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

July 30, 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, Tom Moore, Richard Masimore, 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.

Mrs. Jane ^{Meyer} and Janet Gray were present. Mrs. Meyer represents Gate House Realty. The Grays would like to subdivide approximately one acre from their property. The Board requested that the proposed driveway be shown on the plans and that the plans be notarized. Otherwise, the plans seemed okay and should be brought to the next meeting for signing.

Mike Brown of Mort Brown & Associates representing Carl Andre had the final plan of the Andre subdivision. He was told that a proposed driveway should be shown located on the plans. After some discussion, it was felt by most of the Board that the driveway location could be left to the discretion of the Supervisors, and Irvin Rappoldt would have to inspect the driveway and issue the driveway permit. Leroy Thoman made a motion to sign the plans. There being no second, the motion died. Donald Bollinger made a motion, seconded by Richard Masimore, to reject the plan as it stands. The motion carried with one vote against the motion. If the plans are changed from 265 X 265 feet to 200 X 265 feet, the Planning Board would probably approve them.

Donald Sterner wants to add enough property to his lot from his father's farm. He will have approximately 1.4 acres. This lot being in the shape of a triangle and located on the corner of Sportsman Club and Route 516 has quite a bit of footage used up as dedicated road right of way. He was told to have the plans notarized and to take them the supervisors' meeting.

William Thoman was present at the meeting along with his son Charles. They wanted to know if he could sell approximately 11 acres from the rest of the farm. The parcel in question could be sold to an adjacent land owner but not as an independent tract. Another tract of several acres may be sold to anyone but provisions for a right of way should be made. They were advised to have a plan drawn up in order to subdivide.

Irvin Rappoldt read a list of building permits.

Edward Schools and Attorney Reed Anderson were present. Mr. Schools would like to convey 5.48 acres to Mr. Brasch who has 6.27 acres along Catholic Church Road. The land in question has no dwelling units left. Mr. Brasch reportedly would like to have the property so he would own the source of his water. The property would not be allowed to be separated once combined. Tom Moore made a motion to support the plan with a second by Leroy Thoman. The motion carried. They were told to proceed with the final plans. If the formal plans conform to what was discussed at the meeting, the Board will pass them.

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Irvin Rappoldt stated that he has had some complaints of people not mowing large weeds and thistles. The complaints were mainly from neighbors of the neglected areas.

The township still has not received any report of contaminated water in the area from D.E.R.

The John Smith subdivision was discussed in a joint meeting of supervisors and the planning board. Mr. Malone will contact Mr. Sechrist to discuss some technicalities. A formal plan was submitted on June 25 for the property in question and lists tract #1 as 83.13 acres, tract #2 as 10.63 acres, and tract #3 as 17.84 acres. The two boards agreed on a proposal which suggests that tract #1 consist of Ronald Smith's house and one acre, tract #2 consist of 1 one-acre lot on the north side of route 216, and tract #3 consist of the balance of the farm acreage with one building lot allocation.

It was reported that Tom Fredrick on Catholic Church Road is running a physical fitness clinic in his home. He will be told to have a zoning hearing for a special exception for a home occupation.

The meeting was adjourned on a motion made by Tom Moore and seconded by Richard Masimore.

Respectfully submitted,

Richard Masimore

Richard Masimore
Secretary