

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

October 29, 1981

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

Edward Schools and Laura Schools presented their final subdivision plans for approval. The plans were passed on a motion made by Tom Moore and seconded by Gordon Snyder. The plans were then signed.

On October 8 a joint meeting of members of the planning board and the supervisors was held to discuss future changes in the zoning areas of the township.

Ronald Smith presented his final subdivision for board approval. Tract #1 consists of tract #1 north-20.90 acres, and tract #1 south-83.13 acres - for a total of 104 acres. Tract #2 contains 3.78 acres, and tract #3 contains 3.7839 acres. Gordon Snyder made a motion to accept the plans and Leroy Thoman seconded it. The plans were signed.

Mrs. Frank Chittum and Larry Lucabaugh were present concerning a subdivision of the Chittum property. The property is on the east side of route 851 near the old Bosley school. They wish to divide approximately 20 acres into lot #1 consisting of 12.166 acres and lot #2 consisting of 6.779 acres. The majority of the Board members will support the plans if the county finds no major faults. Also the property should be checked to see if the spring shown on the plan feeds the pond as shown. The property has no more building allocations if this subdivision is accepted.

Elwood Darron was present concerning building allocations in connection with his former property. He stated that he does not wish to relinquish an allocation to Mr. Bailey to locate a mobile home on the property. When Mr. Darron sold the farm, he reserved all building rights for himself. It seems that he evidently signed a paper stating that he would relinquish an allocation. However, he stated that he was confused about the allocations and realized that he didn't want to release any allocations to Mr. Bailey. The Planning Board stated that it must have something in writing that can be notarized before any board action can be taken.

Michael Mathias was present concerning a splitting of approximately 10 acres which he owns along Tannery Road. Mr. Malone reported that the property was purchased before our ordinance existed and that it was an illegal subdivision. The plan probably would have been approved had it been presented at that time. Mr. Malone suggested that we overlook the fact that there was an illegal subdivision because of the length of time. The Board will not penalize the present owner for what Mr. Miller neglected to do. Mr. Mathias wondered if the Board would reconsider a 5X5 acre split instead of a 7X3 acre split. After a lengthy discussion, the Board will favor a 5X5 acre split.

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There was more discussion on the Bailey-Darron situation with no clear solution arrived at.

Mr. Malone had the township map at the meeting with the proposed rezoning that was discussed at the combined meeting on October 8. Board members will try to check over the township to see if any other recommendations can be made.

The next Planning Commission meeting will be held on December 8.

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

Respectfully submitted,

*Richard Masimore*

Richard Masimore  
Secretary