

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

September 30, 1982

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

Irvin Rappoldt read a list of building permits. He stated that October 18 has been set for the zoning hearing for the Free Will Baptist Church. A motion was made by Tom Moore and seconded by Richard Masimore to send a letter to the township zoning board. The Planning Board feels that the issue is whether the cemetery is an accessory use to the church and should be permitted (Ref. Sec. 503-20, Codorus Township Zoning Ordinance).

George Hammersla and Tom Bathon were present. Mr. Hammersla bought a lot from Bathon and will be using the right of way road put through the property bought by Leann Diehl. There was discussion about whether or not a permit should be issued before the entrance road is brought up to specifications. The Board concluded that a building permit would be issued if the driveway were brought up to specifications.

Mrs. Richard Waldman would like to sell the majority of their property - the former Gurney Snyder farm - to an adjoining neighbor, George Hartenstine. They would like to keep approximately nine acres and the farm buildings and sell this to someone else. There are no remaining building allocations available or in question. If this were done, the Hartenstine property would total approximately 96 acres and would not be able to be sold separately in the future. The proposal does not comply completely with the ordinance. After a lengthy discussion and a vote of 3 to 1 with 1 abstention, the Board decided it would consider a division of 4.5 acres with the buildings. Tract #2 will be joined with the tract owned by George Hartenstine and will not be separated therefrom.

Bob Rinehart was present representing Mr. and Mrs. Edward Inners with plans for an undersized lot on the opposite side of the road from their present home. The Board will not sign the plans because the time has expired for a zoning hearing, and it is therefore automatically allowed.

William and Sidney Krebs were present. They wondered whether a building on the William Krebs' property could be used for storage for his son's refrigeration equipment and parts for small engine repairs. Sidney would not need a permit unless he starts working in his home. William Krebs would not need a permit so long as he keeps it on a hobby basis.

Mr. Robert Zeltwanger wondered about the possibility of opening a repair shop at the Silbaugh property along the Glen Rock-Seven Valleys Road. The Board told him that the property owner would have to apply for a special exception from the zoning hearing board.

There being no further business, the meeting was adjourned on a motion made by Richard Masimore and seconded by Donald Bollinger.

Respectfully submitted,

Richard L. Masimore

Richard Masimore
Secretary