

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

July 29, 1982

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

Mrs. Marlin Bishop presented a 2-lot subdivision plan of the Salvatore Costa property along Buffalo Valley Road. The Bishops want to purchase a 3-acre tract from Mr. Costa to add to their land so they will have a spot to build on, since their property is in the flood zone, and they cannot use the property to build. Mrs. Bishop stated that their engineer, Gordon Brown, had sent a copy of the plan with their check to the York County Planning Commission. Since the comments from the York County Planning Commission had not been received yet, Mrs. Bishop was told to return for the August meeting.

Ron Silbaugh was present at the meeting. His company owns the former Miller Kessler business location along Route 616 near Hanover Junction. He wanted to know if the property could be sold as a business location such as a general repair garage facility. He was told that he would have to apply for a special exception from the zoning hearing board.

Mr. and Mrs. Arthur Hackman and Mr. and Mrs. Frank Cusimano were present at the meeting. The Cusimanos own 11.2 acres of the former Ralph Gemmill property. They would like to place a house trailer on the property for their daughter and son-in-law, the Hackmans. They do not want to subdivide the property. The Board stated that Mr. Gemmill had an illegal subdivision to start with. The property map was reviewed, and the Board feels that the only other lot that would be suitable for building is one owned by Sterling Lucabaugh. There is one other lot owned by Mrs. Gemmill that could be built upon, but the Board feels that the one allocation should not be granted to the Gemmill lot as a penalty for an illegal subdivision. The one remaining building allocation is not claimed by anyone, so it is possible that the Cusimanos could use this. The Board stated that a letter would be sent to Sterling Lucabaugh explaining the problem and telling him that if he would have any objection to their using the allocation, he should come to the next Supervisors' meeting on August 11, 1982, at 7:30 P.M. The Rice property of the Gemmill farm is the original farm house and barn and is mainly in flood plain. Property owned by Floyd Mummert is agricultural and has no road frontage.

Mike Barlow owns 2 parcels of land totaling approximately 28 acres along Bosley School Road. One is a 6-acre tract purchased November 6, 1975. The other one was purchased April 16, 1973. He wondered if these tracts could be sold separately. He was told that he could.

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

Respectfully submitted,

*Richard Masimore*

Richard Masimore  
Secretary