

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

September 29, 1983

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 Pasimore, Tom Moore, and the board's solicitor Gilbert Malone. The minutes of the previous meeting were read and approved. The minutes of the supervisors' meeting were reviewed on an individual basis.

The Laura Sharp subdivision plan was reviewed. The board would like the lot to border along the Gordon Shive property instead of having a 20-foot driveway between the two properties. The board could not determine if the perc test was approved. No action could be taken on the plan until the appropriate changes are made.

Carl Andrea would like to sell more property to join the lot which was just sold. The man who bought the lot would like this area to pasture some sheep. The area is wooded and might possibly be cleared. The board was not in favor of this proposal. It was also stated that the board did not pass the original subdivision. Leroy Thoman stated that the driveway into the home on the lot is too steep for the requirement of the township. Mr. Andrea said he will go to the supervisors' meeting.

Steve Forbes and Warren Forbes would like to subdivide two lots from Warren's farm near Pierceville. The farm is allowed three dwellings and contains one so far. They request one on the north side of the highway and one on the south side. If the one on the north side would not perc, they would probably both go on the south side next to the Lee property. The Forbes farm contains approximately 38 acres. They were told the lots had to be one acre and to proceed with their plan.

Tom Bathon and Al Becker were present. They plan to purchase property from Mrs. Southart and Mr. O'Keefe in order to put their road at a more acceptable location. They would like the board to consider this plan so they can go ahead with their plan to develop. They feel that the township ordinance is vague as to the amount of homes permitted on a private road. There are only supposed to be three and their plan has five with the possibility of more. The York County Planning Board suggests that our board take no action until we determine how many homes are allowed to use a private driveway. The board would like to see the plan in its entirety, showing entire roadway, lots, road profiles, water run-off control, and cost of construction. The board would also like a guarantee of restoration of the existing road in the form of a bond or letter of credit. After discussion, the board rejected the plan as presented on a motion by Gordon Snyder and seconded by Tom Moore. Motion carried.

Doris Snyder and Betty Cluster would like to use the Clusters' barn as a place of business to sell handicrafts and consignment articles. As the ordinance stands now, it is not a permitted use in an agricultural area. The ordinance may be changed to exempt some types of activities from having a zoning hearing and the expense of \$250.00 for the hearing. The planning board and the zoning board are working along these lines.

Lavere Miller and Elwood Beaverson had the final plan of their Glenville School property. The plans had been approved before for design only. This is the last lot to be sold. The plan had the necessary changes and was passed on a motion by Gordon Snyder contingent on the signature of the six owners and notarization. The motion was seconded by Tom Moore. The plan was signed.

Larry Luckenbaugh would like to add approximately 65 feet to the side of his lot to have approximately 200 feet of road frontage. The property would come from land owned by his father and would border on a fence row. He was told to measure the distance and proceed with his plans.

Irvin Rappoldt read a list of building permits.

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

Respectfully submitted,

Richard Masimore

Richard Masimore
Secretary