

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

December 8, 1933

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, Richard Masimore, Tom Moore, and the board's solicitor Gilbert Malone. The minutes of the previous meeting were read and approved.

J. Wesley Miller represented by F. Donald Miller and Larry Lucabaugh presented plans for an addition of property from J. Wesley to F. Donald Miller. The property would consist of 2.024 acres. The board approved this subdivision on a motion made by Gordon Snyder and seconded by Richard Masimore. The plans were signed.

Tom Bathon and Al Becker were present. They propose to merge property of .172 acre from Jerome D. O'Keefe to the Al Becker property. Gordon Snyder made a motion to pass the plan and a second was made by Leroy Thoman after some wording was added to the plan. (Lot #2 to be merged with other land of Allen D. Becker to the east and south of Lot 2 and is not to be separated therefrom without prior township approval.) The motion passed and the plans were signed.

Mr. Bathon and Mr. Becker also had a plan of Mrs. Eva Southard which would add 5.239 acres from the Southard property to Al Becker. This plan was passed on a motion made by Gordon Snyder and seconded by Richard Masimore.

Crystal Broder wondered how large her lot can be. She had her perc test made but didn't know the results. The board said she could probably have a lot 200 feet wide and approximately 307 feet deep which would border in the rear against the property of Raymond Thomas.

Charles Adams wants to buy property owned by Josh Ingham along Fissel's Church Road and Rt. 216. The plan reads that the property is to remain in agriculture. He will need a revised plan to allow a building lot on the property.

Richard Masimore stated that Ken Allison would like to buy the former Harry Ness property. He wants to know if any building lots remain. Could he sell the house and keep the land? Solicitor Malone will investigate the property farther to determine if any building allocations are remaining.

Leroy Thoman wondered if Darlene Ream could buy the Handy place and transfer the building right to her property so she can build a new home. This would not be allowed.

Some time was spent discussing the proposed ordinance changes.

Irvin Rappoldt read a list of building permits.

Irvin Rappoldt stated that a person has 180 acres with a dwelling. They would like to put a mobile home on the property until a new home could be built. The board stated that a subdivision would be needed.

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Solicitor Malone presented an itemized statement of charges for the year. Gordon Snyder made a motion to approve the expenditure and it was seconded by Tom Moore. The motion carried.

A discussion ensued about some way to reclaim some of the fee charged by the solicitor by charging the people who are having the subdivision. A suggestion by the planning board is as follows: (1) \$50.00 minimum filing fee, (2) retain the \$10.00 per acre over the \$50.00 minimum filing fee, (3) all time over 20 minutes of the solicitor's time from each applicant will be charged to each applicant at the rate of \$50.00 per hour. The board feels that all rates should be posted behind the the board meeting table so all applicants are aware of what costs are involved.

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

Respectfully submitted,

Richard Masimore dm

Richard Masimore
Secretary