

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

July 28, 1983

The monthly meeting of the Codorus Township Planning Commission was called to order by the chairman Donald Bollinger. Members present were Donald Bollinger, Tom Moore, Leroy Thoman, Gordon Snyder, Richard Masimore, and the board's solicitor Gilbert Malone.

The minutes of the supervisors' meeting were reviewed.

Barry Gillespie was present with his plan for subdivision along Brushvalley Road. This subdivision was for the purpose of getting property lines straightened out with Irvin Bricker. It was passed on a motion made by Richard Masimore and seconded by Gordon Snyder.

Alan Rubb was at the meeting with his final plan with the requested changes made. The plan would separate two lots from the farm of Donald Rubb. The plan was approved by the board on a motion made by Gordon Snyder and seconded by Tom Moore.

Glen Meily was present with his final plan from the Elwood Deveney subdivision. The plan does not show the perc test, the well site, or the set back lines. The module should be completed and returned to the next meeting.

James Yelton and Larry Lucabaugh were present with the Coomes subdivision. The plans were checked and the county comments were reviewed. The plan was passed on a motion made by Leroy Thoman and seconded by Richard Masimore. Larry Lucabaugh wondered if Mrs. Coomes could create two additional lots adjacent to the Yelton lot. The board seemed to favor the idea of allowing it.

Rick Colton was present representing Chilcoat and Peters. They would like to sell a lot off of their property - the former Earl Thoman property along Brushvalley Road. The property is allowed a total of two lots yet. The last remaining allocation should remain with the bulk of the farm. The board would probably favor allowing a lot to be subdivided in this area.

F. Donald Miller was present. He would like to purchase a little over one acre from his father-in-law Wesley Miller for the purpose of expanding his machine shop business. He was told that he will need a special exception to expand a nonconforming use.

Reference: Section - 626 (3) A      Section 503  
                  Section - 626 (3) B

This variance and special exception is needed to permit land to be taken from J. Wesley and Alice Miller's farm without being included as one of quota of dwelling unit lots or being made part of a farm of at least 50 acres in size. The board will send a letter to the zoning hearing board recommending that a special exception and variance be granted.

Laura Sharp who lives along Shaffer Road would like to put a trailer home on her property. The property is allowed one dwelling, but the location was in question. She was told that she will need a

subdivision plan with approved perc test.

Arthur Hoover has about four acres between the railroad track and the creek along the lower end of Tannery Road. The property

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extends to the Water Tank Road. He wanted to know if he could sell it independently of the rest of his property. He was told that he could since it is a separate tract, but no building allocations can be transferred.

Irvin Rappoldt gave his report of building permits.

The minutes of the July meeting were read and approved.

At future meetings, the supervisors' meeting minutes will be handed out to members for individual review.

The meeting was adjourned on a motion made by Tom Moore and seconded by Donald Bollinger.

Respectfully submitted,



Richard Masimore  
Secretary