

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

April 28, 1983

The monthly meeting of the Codorus Township Planning Commission was called to order by acting chairman Gordon Snyder. Members present included Gordon Snyder, Leroy Thoman, Richard Masimore, and later Donald Bollinger and the board's solicitor Gilbert Malone. The minutes of the previous board meeting were read and approved.

Robert Morris, who lives along Catholic Valley Road, was present. He would like to start a licensed kitchen service to prepare things to be sold to the public but not sold at the site. The business would be run by Mr. and Mrs. Morris. They would prepare bread, pies, and cakes and would have no other employees. It would be a home occupation. They will wait a month or so to see if the problem is worked out between the zoning board, the planning board, and the board of supervisors.

Bill Bock would like to buy the Gray property, which is the first place past Raymond Thomas' property, along Bonair Road. He wants to know if the trailer on the property must be moved or if it can stay. The trailer was on the site before zoning, so it can stay. Mr. Bock needs a letter from the supervisors stating that the trailer may remain.

Jerry Ballard was present. He would like to buy a small lot off of the Earl Shaffer property. The board had decided earlier that this small lot had to remain a part of the other lot containing the existing buildings. A motion was made by Gordon Snyder and seconded by Leroy Thoman to let Jerry Ballard buy the $\frac{1}{2}$ acre from the Earl Shaffer property. The motion carried.

Ralph Miller wants to enlarge his lot along Tannery Road to approximately one acre. Gordon Snyder made a motion which was seconded by Richard Masimore to allow him to do so. The motion carried.

Tom Bathon was present inquiring about changing the roadway to the LeAnn Diehl subdivision.

Mr. and Mrs. Randall Rill, Mr. and Mrs. Cumor and Attorney Golla were present. Mr. ~~Bathon~~ would like to use the road ~~through~~ ^{THE} Cumor property. A hard-surfaced road would be required. If a township specifications roadway is put in, the board will go along with this. Mr. Bathon did not seem to like the idea of building a township specifications road, and he stated that he will proceed with the previous roadway over the hill.

Crystal Droder who lives along Bonair Road was present. She wants to keep a lot of 6.129 acres for a trailer and sell the remainder. Property must contain 7 acres in order to subdivide. It would be possible for them to buy an adjoining lot which will not perc and join it to their property. Then she could have a one-acre lot.

Mr. and Mrs. Randall Rill were present concerning their drywell which caved in on April 1. The drywell is under the roadway of the LeAnn Diehl property. They wanted to know if they would have to have a permit or what was required to put in a new drainage bed. They were told that Mahlon Stambaugh would have the say in this. They also wanted to know if the board had adopted the recommendations of the engineer for the Diehl-Bathon roadway. The board did not.

Charles Thoman was present. He wondered if a 400-yard shooting range is permitted on ground purchased from his father by

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the Jefferson Sportsmen's Association. The board stated that this is a non-conforming use in an agricultural area. The club will need a special exception for expanding the rifle range. It was recommended that the supervisors send a letter to the sportsmen stating that they are in violation of expansion for non-conforming use. (Page VI-15 Paragraph 3 of the Zoning Ordinance) Gordon Snyder made a motion seconded by Donald Bollinger to do so. The motion carried. Chairman Donald Bollinger asked Mr. Malone to send a letter to the Sportsmen's Club.

It was discovered that William Thoman never had a subdivision for the property that he sold to the Sportsmen's Club. A letter will be sent to Mr. Thoman informing him of this violation.

Irvin Rappoldt read his report of building permits. Irvin Rappoldt wondered if the township has any ordinance against stray animals or erecting fences onto highway rightaway. There is an ordinance about stray animals.

As a matter of information, Mr. Malone stated the decision on the challenge of a Shrewsbury ordinance. The court upheld the ordinance.

The board discussed its need to develop standards on requirements for private roads.

The meeting was adjourned on a motion made by Donald Bollinger and seconded by Gordon Snyder.

Respectfully submitted,

Richard Masimore

Richard Masimore
Secretary