

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

May 26, 1983

The monthly meeting of the Codorus Township Planning Commission was called to order by the chairman Donald Bollinger. Members present were Leroy Thoman, Donald Bollinger, Tom Moore, Richard Masimore, and the board's solicitor Gilbert Malone. The minutes were read and approved as corrected. The Township Supervisors' minutes relating to planning and land development were read and approved.

Allen Rubb was present concerning a proposed subdivision. Allen's father owns about 35 acres along Bosley School Road off of route 851. Allen would like to purchase about $2\frac{1}{2}$ acres to build a house. The board would hold an on-site inspection because of the 1-acre limitation and the fact that the $2\frac{1}{2}$ acres would include a portion of a farm pond. Mr. Rubb will be notified as to the time and date of the inspection.

Ralph Miller was present with Dwight Bortner from whom he is purchasing enough ground to enlarge his lot to approximately one acre. The plan must be notarized and signed by both Mr. and Mrs. Bortner and a copy sent to the York County Planning Board. They may be acted on at the next meeting.

The Jefferson Sportsman situation was discussed next. Robert Hilker was present representing the club. A joint inspection of the property has been made by members of the club, the supervisors, and the planning board. The planning board decided to recommend approval of a variance if the 400-yard range is abandoned and a minimum of 15 feet in height above ground level at base of target is maintained. The motion was made by Tom Moore and seconded by Donald Bollinger. The club is in violation of the ordinance by the expansion of the new rifle range and would be required to have a variance for a special exception to expand a nonconforming use under section 626-3A. This was a different suggestion than was talked about at the joint meeting whereas it was mutually agreed that this situation might possibly be settled without a hearing.

David Connor was present with his subdivision plan. He wishes to purchase one acre from Franklin Barrick along Reservoir Road near Jefferson off of route 516. After reviewing the plan and the comments from York County and checking that the lot will be at the best location as far as soil type and location in the area of agriculture, the board signed the plans after a motion was made to approve them by Tom Moore and seconded by Richard Masimore.

Jerome OKeefe was present with his daughter and son-in-law. Mr. OKeefe bought property from Daniel Farrell adjacent to the LeAnne ^{Diehl} subdivision. He wondered if Bathon will be allowed to put a road across the rear of the property. The property would be in two lots if subdivided with the possibility of a third if a roadway is put in through the middle of the property. They were told that they may proceed with the subdivision and work out the road right of way on a private basis.

Irvin Rappoldt read a list of building permits.

There was discussion as to whether Crystal and Bert Droder's home along Bonnair Road could be used as a two-family dwelling since it was double occupancy before zoning. The board said it could if it hasn't been abandoned for one year. If it was not used as such for a year, it would need a variance.

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Richard Masimore checked with the board about the possibility of F. Donald Miller expanding his business. Avariance would be needed to expand on one's own property and a special exception to expand on another ~~person's~~ property.

The meeting was adjourned on a motion made by Leroy Thoman and seconded by Richard Masimore.

Respectfully submitted,

Richard L. Masimore

Richard Masimore
Secretary