

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION
February 24, 1983

The monthly meeting of the Codorus Township Planning Commission was called to order by Chairman Donald Bollinger at 7:35 P.M. Members present included Donald Bollinger, Gordon Snyder, Tom Moore, Leroy Thoman, Richard Masimore, and the Board's solicitor Gilbert Malone.

Donald Worley was present with the Bert Droder plans. The plans were for the required one acre, and the property line was extended to the center of the road. On a motion made by Tom Moore and seconded by Richard Masimore, the plans were approved and then signed.

The minutes of the previous board meeting were read and approved.

Tom Bathon and Mr. and Mrs. McCuddin were present concerning the Earl Shaffer property. The county comments were reviewed. The Board found (1) the plans had not been signed by the owner, (2) the perc test had not been completed, and (3) requested that a note be added to the plan. (NOTE: The sole permitted additional dwelling to be in Codorus Township is to be on lot #3 at the site shown on the subdivision plan. No others are to be permitted.) A motion was made by Richard Masimore to let lot #1 be a separate lot and be sold to Jerry Ballard, an adjoining property owner. The motion was seconded by Tom Moore. The motion was opposed by a vote of 3-2 so the parcel will have to become a part of parcel #2. Some additional qualifications were also noted: (4) the dividing line between lots #1 and #2 must be removed, (5) proper area for buildings must be shown, and (6) dwelling site must be properly located. A motion to adopt the plan if it is presented in a manner as requested in the minutes was made by Gordon Snyder and seconded by Leroy Thoman. The motion carried.

Mr. Charles Kostos was present representing Allen Coke who owns property near Pierceville along L.R. 66168. The property consists of approximately 98 acres and contains two sets of farm buildings. There are two remaining building allocations. The discussion centered around possible ways to use these allocations with no final decisions made.

On February 8, an on-site inspection was made of the Lee property by four members of the Board: Thoman, Moore, Bollinger and Masimore. Mr. Lee was at the meeting of the Board and was told that he is entitled to 3 acres for his subdivision if he gets rid of the uninhabited building. If not, only 2 acres would be permitted. Mr. Lee was told to get a surveyor and proceed.

Irvin Rappoldt read a list of building permits.

The Rice property along Rockville Road was inspected on February 2. Board members present were Bollinger, Thoman, Moore, and Masimore. Also present was Charles Worley. The Board finds it unacceptable to put a dwelling at the location requested by Mr. Rice. It would require a very long driveway and would be on the best piece of ground on the property. The Board recommends that the barn on the south side of the Rockville Road adjacent to the residence of Mr. Rice be removed and that this parcel of land be used for a dwelling. It consists of approximately one acre and has adequate road frontage.

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There was a discussion on changes to the zoning ordinance.

Mr. Malone had a report on the Hopewell Township problem.

There being no further business, a motion was made to adjourn by Gordon Snyder and seconded by Tom Moore.

Respectfully submitted,

Richard Masimore

Richard Masimore
Secretary