

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

December 13, 1984

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

The minutes of the previous meeting were read and approved.

The minutes of the supervisors' meeting were reviewed on an individual basis.

Arthur and John Hufnagel would like to subdivide 1.29 acres from an area that is approximately 27 acres. The exact date of deeding of the prior lot would have to be established. It was thought to be about 1975. If the lot subdivided to John Hufnagel was deeded off before zoning - December 7, 1974 - he would be allowed a total of three dwellings. If the plan was passed after that, he would only be allowed two dwellings and would have to remove the old dwelling. A motion to pass the plan as presented pending the removal of the old house and clarification of dwelling quota was made by Tom Moore and seconded by Richard Masimore.

Teresa Bathon was present with the plan for the Marie Shaffer property near Sinsheim. The plan must show perc test, well and dwelling sites and be worded showing that the private driveway serves both lots. She was told to have the plan revised and return to the next meeting.

Richard Colton was present with the Salvatore Costa plan. They would like to sell the lot of approximately 15½ acres as a dwelling site. The property is along the Buffalo Valley Road. Due to the location of the property and the area proposed for a dwelling and the fact that a stream must be crossed, the plan should show approved access by DER. Also, the location of the driveway entrance and the bridge or other creek crossing should be shown. The supervisors will meet with Mr. Colton as to the road entrance. At the present time, the lot is not approved for a dwelling.

Irvin Rappoldt read his report of building permits.

Mahlon Stambaugh and Supervisors Wehrly and Luckenbaugh were present to find out what the problem has been with perc test reports. In the past, the planning board did not always know if the plan had passed the perc test. Mr. Stambaugh said in the future he would try to mark approved or disapproved on the paper.

There was also some discussion as to the fee schedule for the perc testing.

The board reviewed the subdivision listing of the Alden Coke property to see if it fell in line with the acreage stipulated in the plan.

Mr. Malone presented the board with a statement of his fees for the past year. There was a motion made by Richard Masimore and seconded by Donald Bollinger to recommend the payment of this bill.

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There was a motion made by Tom Moore and seconded by Leroy Thoman to have the board meetings in 1985 on the last Thursday except for November and December. The last two months' meetings would be combined in the second Thursday in December.

The meeting was adjourned on a motion made by Tom Moore and seconded by Leroy Thoman.

Respectfully submitted,



Richard Masimore
Secretary