

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

April 26, 1984

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

James Owens was present with his final plan for a two-lot subdivision. There was some discussion as to whether the perc test passed. The location of this property is along the Buffalo Valley Road. A motion was made by Tom Moore to pass the plan, with a second by Gordon Snyder. The motion carried and the plan was signed.

Larry Lucabaugh was present representing Larry Luckenbaugh. The plan will be adding about 65 feet in width to give his lot approximately 200 feet of road frontage. The motion made by Leroy Thoman and seconded by Tom Moore passed and the plan was signed.

Richard Carlton representing Ron Bradley presented plans on two lots along Myers Road. This was the former Guernsey Snyder property. These lots had been passed before for design only. A motion was made by Tom Moore and seconded by Gordon Snyder that the board decline to sign the plan because the perc test information is not available but the plans could be forwarded to the supervisors for their decision.

John Zill would like to have a lot from his father's property. The property is near the borough of Jefferson along route 516 - the former Cary Osborne property. This lot will have a long driveway along the property line to the rear of the Zill property. The board requested that the plans should show the property line going to the center of the highway. Mr. Zill had been to the board for preliminary approval four years ago.

The plans of Laura Sharp were reviewed. She would like to subdivide approximately eight acres from the remainder of her farm of 68 acres. The same request was made in August of 1981, and the board turned it down at that time. The board will not go along with the proposal at this time.

Donald Morley was present representing Jim Miller. He would like to sell 13.3 acres and keep six acres of the tillable farm land from the former Hunt farm along Miller Road. The board will go along with the sale of 13 acres if he gives up one building lot allocation. The 6.5 acres would be annexed to the former Rebert farm also owned by Miller and not be separated therefrom without board approval.

Tom Moore would like to sell one acre from his farm to his father. The plan was in order except for the owner's signature. A motion was made by Gordon Snyder and seconded by Richard Pasimore to pass the plan pending the owner's signature. The motion carried with Tom Moore abstaining from voting. The plans were signed.

Richard Colton was present representing Shirley Shepard about the Lester Walker farm along route 851. The farm contains approximately 91 acres. Some lots could be sold; adjoining farms could buy some or it could be sold as a whole. Mr. Colton also wondered what could be done with the remainder of the Casta farm

April 26, 1984

Page 2

along Buffalo Valley Road. He was told that a new plan should be submitted. A perc test would be required. The plan should show the access route to the property. Before a building permit can be issued the owner must install a pipe for the roadway to cross the creek. The proper size is to be determined by DER. The plan should show a statement to this effect.


Irvin Rappoldt gave his monthly report of building permits.

Lewis Mellon would like to keep about $1\frac{1}{2}$ acres from his property and sell the remainder. The total acreage is about 28 acres. The board would allow only one acre.

Donald Worley talked to the board about the sewage module. This could be filled out by the SEO and would give pertinent information about a subdivision including whether or not the perc test had passed.

The meeting was adjourned on a motion made by Richard Wasimore and seconded by Gordon Snyder.

Respectfully submitted,



Richard Wasimore
Secretary