

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

February 23, 1984

The monthly meeting of the Codorus Township Planning Commission was called to order by Tom Moore in the absence of the board chairman. Members present were Tom Moore, Leroy Thoman, Gordon Snyder, Richard Masimore, and the board solicitor Gilbert Malone.

William Hoffacker was present. He would like to have two lots subdivided from his farm along Roser Road. There was a problem about where the lots would be located. The planning board had an inspection of the site. One lot is to be on Roser Road at the west end of the lane and will consist of approximately 1½ acres. It will be approximately 250 feet in width on Roser Road and approximately 260 feet deep. The driveway is to be at the west end of the lot. The second lot is to be off of the old lane along the property line of Darlene Ream. It will be about 210 feet in frontage and can go back as far as the existing fence. It will contain about 1.8 acre.

The minutes of the previous meeting were read and approved with a correction made later in the meeting.

Peggy Disharoon was present concerning the Uhre property. The board had conducted an on-site inspection. Mrs. Farmer was present concerning excessive water runoff and surface water which contaminates their spring water which is close to the property line. The lot in question is tract #2 and contains four acres. They would like to subdivide two lots on this tract. Mrs. Farmer stated that since the mobile home across the road on the hill causes excessive runoff and spring contamination, she would not like to see more homes on the hill. There was discussion on ways to put driveways on the hillside. The board would like to see how the driveways are going to be installed and how runoff will be handled on any forthcoming plan.

Felvin Bricker and Larry Luckenbaugh were present with the revised plan adjacent to the Codorus Township property. After a review of the plan, there was a motion by Gordon Snyder and a second by Richard Masimore to approve the plan. The motion carried and the plan was signed.

The second plan for a lot on property along Water Tank Road was checked. This property had been inspected by the board. The board requested that a note be added to the plan that the hillside be maintained as a wooded area. The county comments are not back on this property. Gordon Snyder made the motion to approve the plan with a second by Leroy Thoman. The motion passed. The board recommends that the supervisors not pass this until the county comments are back.

James Owens was present. He owns about 4½ acres along Buffalo Valley Road of which there is a 3-acre tract between Martin's roadway and the Klinedinst property. The board would allow the 3-acre lot, and he would have the second allocation on the same tract. This would mean that all building allocations are delegated to this 3-acre tract.

Supervisors Larry Luckenbaugh and Charles Henry were present to discuss items of the proposed ordinance changes.

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

*Richard Masimore*