

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

May 31, 1984

The monthly meeting of the Codorus Township Planning Commission was called to order by Gordon Snyder in the absence of the chairman Donald Bollinger. Members present were Leroy Thoman, Richard Masimore, Gordon Snyder, and the board's solicitor Gilbert Malone. Donald Bollinger arrived near the end of the meeting. Minutes of the April meeting were read and approved. The minutes from the supervisors' meeting were read on an individual basis.

John Zill was present with his subdivision plan along with his surveyor Gordon Brown, Jr. The board was satisfied that all requirements were met. A motion to pass the plan was made by Richard Masimore and seconded by Leroy Thoman. The motion carried and the plan was signed.

Ronald Butz was present. He lives on the Allen Coke property along legislative route #66168 near Pierceville. He would like to buy five or six acres from the farm on which he lives. The board scheduled a site inspection for June " at 6:30.

Harry Gipe wants to know if he can put a trailer on his property along Beckley Road while he repairs the homes on the property. The board stated that this would be allowed provided the trailer be removed when the work is completed.

Donald Worley representing Jim Miller had the final plan at the meeting. Lot #1 would contain 8.4072 acres and have no building allocations. Lot #2 will contain 11.3737 acres and have one allocation. A letter of agreement will be written to James and Doris Miller stating the above. A statement was changed on the plan to read lot #1 - no dwellings, lot #2 has one dwelling right. Donald Bollinger made a motion to accept the plan, and it was seconded by Richard Masimore. The plan was passed and signed. It was noted that the county comments had not yet been received, and the supervisors should take this into consideration.

Mr. & Mrs. Lewis Mellon would like a lot of 300 feet x 200 feet from his farm of about 23 acres. He is entitled to a building lot on the property. The board agreed to go along with the Mellon proposal.

Mrs. Bathon, Al Becker, Ron Besser, Gordon Brown, Jr., along with other interested parties were present pertaining to the Leanne Dickl private road plan. Ron Besser represents the Charles Volzy Associates Consulting Engineers who represent the Codorus Township Supervisors. He stated that a plan should show the new road subdivision and how it will serve the proposed lots. It was also suggested that the York County Soil Conservation District should review the plan and make recommendations. There was discussion that the soil should be replaced to the original contours or drainage areas should be set up. Mrs. Bathon stated that the cost would be prohibitive to continue along lines laid out by the township engineer.

Mr. & Mrs. Rill were present and stated that the hill and roadway is still in very poor condition with visible erosion. Mr. Becker stated that the erosion control points had been taken care of

and that erosion has been stabilized on the hill. A lengthy discussion ensued about the roadway and its restoration efforts. The board suggested that the parties concerned get together and come up with a plan that is acceptable and then come back to the board. A new plan for the Leanne Diehl road subdivision will be required. The present grade of roadway is about 30%. The acceptable grade in the township is about 15%. The board will probably accept the 18% grade that the new plan would propose.

Dr. Robert Evans and Associates were present. They are in the process of buying the Herbert Lee property and developing it as a rehabilitation center for treating compulsive behavior. The center would employ about 20 people and house approximately 60 to 80 people for treatment. The patients would be in residence for approximately 28 days.

An amendment to the zoning ordinance to add an additional use in an agricultural area was discussed. There would be a fee charged for the amendment change and for advertising. Following the proposal by the group, various things were discussed including the previously mentioned fee. A Hearing would also be scheduled. The board will probably go along with the proposed ideas pending some restrictions or requirements drawn up by the solicitor aimed at preserving the farmland and woodland areas.

Some discussion was held on some proposed amendments on the setback dimensions and also the possibility of including the ordinance change needed by the Lee property.

The Ceries along Myers Road would like to subdivide about 7.5 acres. They would like to subdivide an acre lot from this property. The board would allow one acre with 200 feet road frontage.

The meeting was adjourned on a motion made by Donald Bollinger and seconded by Richard Masimore.

Respectfully submitted,

*Richard Masimore*  
Richard Masimore  
Secretary