

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

January 26, 1984

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

Mrs. Bricker and Larry Lucabaugh presented subdivision plans of Mr. & Mrs. Melvin Bricker. The plan shows a lot size of two acres, and they were not perced. The feeling of the board is that the lot should stay at one acre unless it is definitely needed. The proposed lot would be next to the township building and would use the driveway that serves the township building and Doug Miller.

There was discussion on another lot along Water Tank Road. The board will check both of these properties.

Warren and Steve Forbes were present with their subdivision plans. The plans seemed to be in order so a motion was made by Gordon Snyder and seconded by Richard Masimore to pass lot #1 for building. Lot #2 passed for design only and will have to be perced before building. There are no more building lots permitted on it. The plans were signed.

Peggy Disharoon and Sam Adams were present with the plan of J. Howard Ingham. The plan was reviewed, and the county comments were checked. A motion was made by Tom Moore to pass the plan if the perc test is shown and the fees are paid. The motion was seconded by Leroy Thoman, and the plan was signed.

Mrs. Disharoon also inquired about the Curtis Uhre property along Fair School Road. They own about 50 acres and would like to have two lots on a separate tract of about four acres which is hilly and wooded. They would like about two acres for each home. The board will inspect this property.

Mr. & Mrs. William Hoffacker who live on Roser Road were present. They own approximately 54.3 acres and would like to have two lots of approximately $3\frac{1}{4}$ acres each. The board suggests two lots against the property of William Gantz. It would mean taking the best farm ground but would retain more acreage for the rest of the farm.

Todd Harbold of White Rose Realty had a question about the Ed Ruth property along Brush Valley Road. They would like to have special exccption for having counseling service in the home. They will have to have parking facilities for five automobiles. The board recommended waiting until after the February meeting when the ordinance changes should be adopted making this request easier.

Georgia Bathon and Mrs. Walter Smith were present. Mrs. Smith owns property along Roser Road. The property consists of approximately 105 acres. The acreage would allow a total of four lots. The present residence would count as one so three more would be allowed. They wondered if the wooded ground could be used for the building lots and sell the remainder of the farm. The board will try to look at this property. They also wondered about selling some of the property to an adjoining farm. This could be a possibility.

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Irvin Rappoldt gave his report of building permits for the year.

Irvin Rappoldt wondered if the board ever considered changing the requirements for the hardship cases - making it possible to have them without having a zoning hearing. Gordon Snyder suggested we keep the present system to keep a handle on things.

There was more discussion on the proposed ordinance changes.

The on-site inspection was set up for February 1 at 4:00 P.M. at the township building for Bricker and Uhre. The Hoffacker and Smith inspection was set up for February 6 at 4:00 P.M.

There being no further business, the meeting was adjourned on a motion made by Richard Masimore and seconded by Tom Moore.

Respectfully submitted,

Richard L. Masimore

Richard Masimore
Secretary