

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

January 30, 1986

The meeting of the Codorus Township Planning Commission was called to order by Chairman Donald Bollinger. Other members present were Leroy Thoman, Richard Wasimore, Tom Moore, Gordon Snyder, and the board's solicitor Gilbert Malone. The minutes of the previous meeting were read and approved. Irvin Rappoldt gave his annual report and then gave his report for the month of January. The minutes of the supervisors' meeting were read on an individual basis.

Irvin Rappoldt wondered if Steve Gantz could sell a small wedge of property at the end of Cherry Run Road to the adjoining property. The board agreed to go along with this proposal, but a plan must be submitted.

Irvin also stated that Frank Courley is interested in purchasing the old station house property in Glenville for the purpose of operating a small business.

Tim Bare was present with plans for his lot from Wallace Cheek. Gordon Snyder made a motion to pass the plans with a second by Richard Wasimore.

Georgia Bathon was present with a plan to sell five acres to the Jefferson Cemetery Association and 7.282 acres to David A. Fatters to enlarge his property. The land is zoned rural residential. The plans can be approved but before the property is used as a cemetery, the ordinance should be updated. They will need a permit to expand a nonconforming use. The Cemetery Association should be notified by the township secretary that the property should not be used for a cemetery until a variance is granted or the ordinance is amended. Tom Moore made a motion to approve the plans and Leroy Thoman seconded the motion. The motion carried and the plans were signed.

Joe Simpson was present with plans to subdivide three acres. The lot is landlocked, and he must have a right of way to the lot to use it for dwelling purposes. The well site and perc test must be shown along with the home location. The board suggests several pull-off areas for safety purposes. As stated at an earlier meeting, the board does not like the idea of a subdivision of three acres, but if passed, a note should be added stating that lot #1 may not be built on at any time. He will have to see Charles Wehrly and Randy Sterner for access right of way.

Mr. and Mrs. Blomeier would like to subdivide a building lot from their property of 10 acres. Solicitor Malone will check on the date of purchase of their property. If they purchased the property before zoning, they will probably be allowed one lot. A subdivision will be necessary. They would like to have two acres. The board feels that it should be limited to one acre because of the good agricultural land involved. The property is along the Shaffer's Branch Road. Mr. Shaffer was present concerning some proposed changes to his plan. He is considering changing the building location. He was told if he does this he may have to re-perc. Due to the steepness of the hillside at the location, the board feels that the supervisors should check the area again.

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There was considerable discussion among board members and concerned citizens of the township about the liquid manure applications to property in the township. It seems that vast quantities of the substance have been applied in ways which have brought undue hardships upon township residents. There were no conclusions arrived at, and the matter will be discussed in more detail at the next supervisors' meeting.

Eloise Swartz who owns 83 acres would like to sell some of her property. She has an approximate quota of four with the existing house counting as one. This would make three additional probable. Being on a private road which already serves approximately 10 different properties, only two additional allocations would be possible. She suggested an area of woodland which she would like to keep for her son. A motion was made by Leroy Thoman and seconded by Donald Bollinger to have an on-site inspection sometime in the spring.

Donald Worley was present with the plan amending the Hoover Rogers plan. The plan was signed by common consent.

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

Respectfully submitted,

Richard Masimore

Richard Masimore
Secretary