

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

October 29, 1987

The monthly meeting of the Codorus Township Planning Commission was called to order at 7:35 by Chairman Donald Bollinger. Other members present were Richard Masimore, Gordon Snyder, and solicitor Gilbert Malone. The minutes were read and approved. The supervisors' minutes were reviewed individually.

Mr. and Mrs. Royce Messersmith along Rockville Road would like to build a new house with space in the basement for the parents to live. There was a question about whether a hardship permit would be required. The board feels that they should apply to the zoning hearing board. This was affirmed by a motion by Gordon Snyder and a second by Donald Bollinger. All were in favor. This proposal constitutes a separate dwelling unit. The board passed a motion made by Richard Masimore and seconded by Gordon Snyder that the planning board recommend passage by the zoning hearing board.

Clark Thomas represented by his sons Marlette and Larry were present with their two-lot subdivision along Bonair Road. A note was added to the plan that lot #3 is entitled to one building lot. Lot #2 would have an allocation of one and no more would be allowed on lot #1. Gordon Snyder made a motion to approve the plan, and it was seconded by Richard Masimore. The motion passed and the plan was signed.

Robert Jarrett would like to sell to an adjoining property owner, Openshaw, 1.7 acres of swamp and meadow. The Jarrett farm contains 114 acres. A variance would be needed under section 503. Donald Bollinger made a motion to recommend to the zoning board that the variance be passed if submitted. The motion passed having been seconded by Richard Masimore.

Larry Lucabaugh submitted the Cerio subdivision plan which passed on a motion made by Richard Masimore and seconded by Gordon Snyder. The plan must be signed and notarized before the supervisors approve it.

Larry Lucabaugh presented the Glen Hillegas subdivision of 1.68 acres. Gordon Snyder made the motion to pass it which was seconded by Donald Bollinger. The plan was passed.

Larry Lucabaugh presented the preliminary plan of Arthur Wacter for the former Lester Walker property. There were questions about how many lots were allowed and where they could be subdivided.

Paul Duryea at the former Ralph Thomas property would like to erect a dwelling. The property has no more allocations. He would have to have a hardship variance.

The Baldwin situation was discussed. One lot was purchased in 1960 and one lot in 1965, both prior to zoning. They are considered as one lot. There is evidence of a number of cases which state that this is the law which was upheld by the courts.

Irvin Rappoldt had some questions about the Jeff Beaverson and Robert Fisher properties. They have an underground water problem.

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There was also a question about Steve Gantz starting a motor repair shop in an empty chicken house at Sterling Shearer's.

It was reported that a trailer is parked at the Gilbert house and that someone is living in it.

Irvin Rappoldt read his monthly list of building permits.

The next meeting of the board will be held the second Thursday in December.

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

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Richard Masimore".

Richard Masimore  
Secretary