

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

March 26, 1987

The monthly meeting of the Codorus Township Planning Commission was called to order at 7:30 P.M. by Chairman Donald Bollinger. Other members present were Leroy Thoman, Richard Masimore, Tom Moore, and the board's solicitor Gilbert Malone. Gordon Snyder came in later. The supervisors' minutes were reviewed on an individual basis. The minutes of the previous meeting were read and approved as read.

Charles Luckenbaugh and surveyor Larry Lucabaugh would like to have one parcel 10½ acres and the remainder would be one parcel with two building allocations. The board will probably go along with the idea of 10½ acres only because of the location of the spring which supplies water to the property. This lot size is larger than the board wants them to be.

Larry Lucabaugh had a plan for Goldie & Ray Dillon. The 32 acres will have one one-acre lot for a proposed mobile home along Ridge Road. It was moved by Richard Masimore and seconded by Donald Bollinger to approve this plan subject to having county comments before the supervisors sign the plan. Note #7 will read lot #2 carries one building right in addition to the existing dwelling. The motion passed. Larry Lucabaugh wondered if the large chicken house formerly owned by Earl Thoman could be purchased along with approximately two acres for a dwelling. The board will discuss this if it is proposed.

James Halley was present with the Cornelius Thrift plan and would like to have the Thrift property split into three lots. The board will wait for the York County board comments before acting on this plan.

William Acker was present. His mother has a farm along Mummert and Rockville Roads. He would like to have 10 or 12 acres. The board will probably go along with only enough for a one-acre lot plus extra for the drive and sewer if terrain warrants. The board will table this until it has an on-site inspection at 7:30 P.M. on April 6.

James Bury has property along Trump Road. It consists of 32 acres in an agricultural area with two homes. They are entitled to have one additional lot.

Steve Clutz would like to have a lot from the Louis Wells property which consists of 8.54 acres in lot #1 and 7.302 acres in lot #2. He would need a perc test and a highway permit before proceeding.

Marshal Graves inquired about the Tom Shelly property along Greenmount Road. He wondered about subdividing two lots and about buying a 10-acre woodlot from Sharp. He was told there would be no problem with the two-lot subdivision in the area that had been discussed previously with Shelly.

An inquiry was made by Irvin Rappoldt for McCleta Gladfelter who wants to sell her farm to her grandson. She would like to put in a trailer as a hardship case. This could be done. The board sees no problem with this.

Donald Worley represented Ernie Sterner who would like to have two lots. He was told in 1979 that he could do so. They would have 75 feet road frontage and depth to make the one-acre lot sixe. The board will abide by its previous decision.

The proposed manure management ordinance was discussed. Various township residents attended along with the supervisors. Mr. Malone discussed the proposed ordinance. Questions were asked about discrimination. The injection of liquid manure was discussed.

There was also discussion about large feed lots. The board will take no action at this time and welcomes input from farmers and interested residents.

Irvin Rappoldt read his report on building permits issued.

Ralph Thomas wants to build a house where his barn is near the end of Bonair Road. He was told he could do so by following township regulations.

A motion was made by Tom Moore and seconded by Gordon Snyder that the board recommend in the affirmative for a hardship variance for both Mrs. Nafe and Mrs. Dauber.

Nelson Brenneman had a question about the right of way to land-locked property. This was thoroughly explained by Solicitor Malone.

There being no further business, the meeting was adjourned.

Respectfully submitted,



Richard Masimore
Secretary