

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

April 30, 1987

The monthly meeting of the Codorus Township Planning Commission was called to order at 7:30 P.M. by chairman Donald Bollinger. All members of the board were present. The minutes of the previous meeting were read and approved. The board members reviewed the minutes from the previous supervisors' meeting.

Charles Luckenbaugh was present with his final plan. Lot #1 will contain 8.674 acres. Lot #2 will contain 31.484 acres. #1 contains the house, barn, pond, and spring. Lot #2 contains the remainder of the property with an allocation of two building lots. The plan was approved on a motion made by Gordon Snyder and seconded by Leroy Thoman. The motion carried, and the plan was signed.

Larry Lucabaugh who accompanied Mr. Luckenbaugh had the plan for Frank Campbell. Mr. Campbell has approximately one acre along Ridge Road near Bonair. The property has two dwellings on it. He would like to subdivide two one-half-acre lots. The board will probably go along with it but would like to review the county board comments first.

Larry Lucabaugh also inquired about the chicken house on the former Earl Thoman property. A man wants to buy the chicken house and would like to have a building lot near the chicken house. The entire property has an allocation of two lots left, and the board does not want to create a portion of land that does not have a building right.

Cornelius Thrift was represented by Jim Holley with the final plan. Lot #1 contains 122,239 square feet. Lot #2 contains 34,513 square feet and lot #3 19,728 square feet. Lot #3 is a sub-standard lot and may be sold only to an adjoining property owner. The plan was passed on a motion made by Gordon Snyder and seconded by Tom Moore with the stipulation that the plan be signed by the owners before it goes to the supervisors.

Ernest Sterner was present with his final plan. Lot #1 contains 44.672 acres, lot #2 contains 1.003 acres and lot #3 1.003 acres. The township will need a module for the subdivision, and a note should be added stating that there are no additional dwellings allowed, and Mrs. Sterner will have to sign the plan as a joint owner. Mr. Sterner was told to have Surveyor Worley make the changes and come back to another meeting.

Stewart Thomas along with his son and daughter were present with their final plan. Parcel A contains 34.088 acres, and parcel B contains 36.829 acres. Parcel A is in Codorus Township, and parcel B is in Shrewsbury Township. Parcel A would be allowed two additional building quotas in addition to the existing home, since this property is half in another township, they will be able to subdivide with the highway being Birthday Club Road as the boundary. This plan was passed and signed on a motion made by Richard Masimore and seconded by Donald Bollinger.

Clark Thomas and his son were present. He owns property along Bonair Road containing 47 acres. He would like to increase

the lot size of a present lot owned by Marlett Thomas to one acre and create another one-acre lot beside it. The board will allow the lot sizes to be 200 feet frontage X 215 feet depth.

Mrs. David Feters, Valley View Road near Jefferson, would like to put a house trailer on her property for her parents. She was told that she will need a one-acre subdivision. The property contains 10.2 acres. The setback is 50 feet from the center of the road with a 15-foot setback on the side.

Mr. Oplinger was present with questions about subdivision of property owned by P.H. Gladfelter Company. The property is along Snyder Mill Road just past the Rifle Club on the left side. The entire property contains 130 acres. He wanted to know if the 3.34 acres on the left side of the road could be subdivided into three one-acre lots. The board said this would be possible.

Consultant Richard Maddock representing Valley Pork Company at Seven Valleys read a statement dealing with the manure treatment at the operation. Various township farmers were present, and there was a question and discussion period.

The board secretary stated that a letter was written to the zoning board recommending passing of two variances.

Irvin Rappoldt read his report of building permits and also inquired about Leo Hartlaub adding a second floor to his shop. The board saw no problem with this.

The board discussed the proposed Acker subdivision along Mummert Road. They feel that the lower lot should contain the minimum amount, and the remaining acreage of this parcel should be in the other lot.

The McCleta Gladfelter hearing is coming up soon. The board feels that they can recommend or comment on any of these hearings if they so desire. They were told that their recommendations were not necessary.

The meeting was adjourned on a motion made by Gordon Snyder and seconded by Tom Moore.

Respectfully submitted,



Richard Masimore
Secretary