

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION
September 29, 1988

The monthly meeting of the Codorus Township Planning Commission was called to order by Tom Moore, acting chairman. Other members present were Gordon Snyder, Leroy Thoman, Richard Masimore, and the board's solicitor Gilbert Malone.

The minutes of the previous meeting were read and approved. The minutes of the previous meetings of the supervisors were read individually.

William Gilbert was represented by Jim Holley. This is an eleven-lot subdivision along Shaffer's Church Road. Some of the lots do not have the proper line of sight distance for proper access to the highway according to Penn Dot. The speed limit would need to be reduced to qualify for the sight distance available. Eight lots would be affected by the line of sight distance. Soil erosion was a concern to the board. The board would need a storm water management evaluation. Lots #4, #5, and #6 are the main problem. The York County Planning Commission must do a speed study in order to get the speed limit reduced. They were told to refer to the township engineer to iron out the technicalities. The two main issues are storm water management and proper sight distance for highway entry. It was stated that deed restrictions would be included on the plan as requested by the supervisors.

Mike Barlage and Larry Lucabaugh were present with the Barlage plan. The plan would be about 1 1/2 acre. The board will go along with the oversized lot, but some provision should be made to improve the driveway so cars can pass and for emergency vehicles. Leroy Thoman made a motion to widen the road and have a maintenance agreement. Tom Moore seconded the motion. The motion carried. The plan needs to show the driveway. A motion to pass the plan subject to road improvement and maintenance agreement was made by Leroy Thoman and seconded by Tom Moore. The motion carried and the plan was signed.

Allan Case wants to give a lot to his daughter along Water Tank Road. He owns approximately 176 acres and would be allowed one acre. He was told to proceed with the perc test and then to contact a surveyor.

Les Bortner was not present but Goldie Day wondered about selling the lot between the greenhouse and above Knellers. It seems that a previous plan states that this area is to remain a part of the Bortner property.

Barry and Peggy Zeigler represented by Peggy own the former Woodrow Rohrbaugh farm along route 851 near Steltz. Prior to zoning, the farm was split. The Zeiglers own one part and the Francis Fishers own the other part. Both parts

are entitled to two lots. They propose to give two lots to the Fishers who are the parents of Mrs. Zeigler and to attach the remainder of the land back to the original part of the farm. The locations of the lots were discussed and the proper method of transfer. Gordon Snyder made a motion to allow transfer of lots with a second by Tom Moore. Everyone was in favor. The suggested lot placements were one on the corner of the Zeigler driveway and the other along route 851 near the Chittum driveway.

The Zeiglers also own a 19-acre property along Greenmount Church Road. They would like to subdivide one lot. They would be allowed one one-acre lot and were told to have a perc test made and proceed with the plan.

Robert Burns was present. He owns 12 acres along Narrow Guage Road and Fair School Road. He would like to have two lots for his children. He would only be allowed one lot. The total property has one dwelling and is entitled to one more. He would probably need about 1 1/2 acres due to the terrain of the property.

Irvin Rappoldt read a list of building permits for the last month.

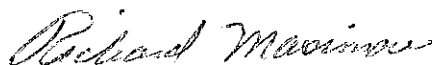
The zoning hearing of the Sponheimers is scheduled for October 17. The planning commission will send a letter to the zoning hearing board.

The Hoffackers along Roser Road would like to subdivide. They tried several years ago but never went ahead with it.

Tom Moore had a report on the county committee under George Trout.

The meeting was adjourned on a motion made by Richard Masimore and seconded by Tom Moore.

Respectfully submitted,



Richard Masimore
Secretary