

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION
October 27, 1988

The monthly meeting of the Codorus Township Planning Commission opened at 7:30 P.M. Chairman Donald Bollinger was present along with Tom Moore, Leroy Thoman, Solicitor Gilbert Malone, Gordon Snyder, and Richard Masimore.

Jim Holley presented the plan of William Gilbert for eleven building lots. There was discussion about problems of storm drainage and sight distance. On site storm drainage pits were proposed for each lot. There has been a speed study of Shaffer Church Road done by the county planning commission which recommends 35 MPH. All lots have sufficient sight distance with a speed limit of 35 MPH. The developer proposes to cut the bank back to create greater sight distance. At 40 MPH, all lots but #6 meet the sight requirement. The board feels that the bank should be cut back to meet the 45 MPH sight distance. Gordon Snyder made a motion to approve the plan provided the bank be cut back for proper sight distance for 45 MPH for each and every lot and a bond or letter of credit established for the bank removal. Richard Masimore seconded the motion. It was then agreed upon that the plan would be signed after the requirements are met.

The minutes from the previous meeting were read and approved. The supervisors' minutes from the previous meeting were reviewed individually.

Les Bortner represented by Larry Lucabaugh presented a plan for a four-lot subdivision. There was a question on lot #4 as to road frontage. It would be a pan handle lot with a width of 35 feet at the narrow end. An agreement would be needed with the township not allowing the sale of lots until a Penn Dot driveway permit is secured. The board will recommend a waiver on the road frontage for lot #4 to the supervisors for approval. A motion to this effect was made by Tom Moore and seconded by Richard Masimore, and the plan will not be signed until the variance is obtained.

Larry Lucabaugh had questions on the Graves' property pertaining to the driveway leading to two lots in the wooded area. He was told that this should be worked out with the township engineer.

Richard Theisen would like to subdivide his property. He would like to have one two-acre lot and would be willing to give up one building allocation to do so. A 16-foot stoned driveway would be required for a private driveway. He would need to have the plan reapproved before selling the property due to driveway approval.

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Carl Close would like to subdivide two lots from his farm. He was told to perc and survey.

Peggy Zeigler had the plan for four lots along route 851, each of which contains one acre. They now propose to have all four lots side by side instead of three and one. This still would be okay.

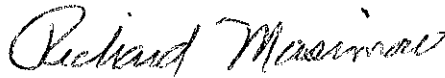
The next planning commission meeting will be held the second Thursday in December, December 8, on a motion by Donald Bollinger and second by Richard Masimore.

Pat Gick who lives near Birthday Club had questions on the Mary Brodbeck property of 13 acres. She would need a kennel variance and the acreage would be allowed one building lot in addition to the existing dwelling. A perc test can be made and an application made to the zoning hearing board for the kennel permit. The extra lot is contingent on the contract for buying the property.

Irvin Rappoldt gave his monthly report of building permits.

The meeting was adjourned on a motion made by Leroy Thoman and seconded by Gordon Snyder.

Respectfully submitted,



Richard Masimore
Secretary