

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

January 28, 1988

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 Tom Moore, Leroy Thoman, Gordon Snyder, Richard Masimore, and the board's solicitor Gilbert Malone.

Larry Lucabaugh presented the plan of Raymond Miller for two lots along Roser Road. One lot is 1.318 acres and the other is 1.261 acre. There was some discussion as to why they were laid off in the manner that they are, which was because the first area to be tested did not perc. A motion to pass the plan by Donald Bollinger was seconded by Tom Moore. The motion was passed and the plan was signed.

Larry Lucabaugh had some questions about the Wacter plan. They would like to have three 3-acre lots. After discussion about different possibilities, Gordon Snyder made a motion which was seconded by Tom Moore to have the lots cut down in size and possibly relocating some of them. The motion carried.

Larry Lucabaugh had questions about the Marshall Graves subdivision. He recently purchased 10 acres of woodland which joins his farm and needs a road to get to the property. Excess run off must be prevented. He would like to split the property in two 5-acre lots. An access route up the hill from below Greenmount Church would be too steep. The plan should be engineer-approved. The best route in would be past the Graves buildings, but too many dwellings are using the private road now. He could put one dwelling with the original right of way, but to put the second one in he would need a new road. It was suggested that the board look it over. There will be a site inspection on February 23 at 4:00.

Noah Shearer has property along Snyder Mill Road. He would like to add approximately 20 feet to his property along the perimeter from Georgia Tyler. There was a motion by Gordon Snyder and a second by Leroy Thoman to approve in concept only. The motion carried. He will need a regular plan for final approval.

Dean Winemiller along Narrow Gauge Road would like to change the lot boundary for a lot containing a mobile home. This he would be able to do. He would like to convert a garage to a rental unit. This would not be permitted. He also had some questions about moving a property line to where lots would be separated by the creek which is also the township boundary line.

Allen Rubb wanted the board's opinion. He would like to enlarge his lot and possibly his brother's lot to include a pond and some swampy ground. The lots are side by side along Bosley School Road. The pond should be on one lot and not included on two lots.

Irvin Rappoldt gave his monthly report of building permits. He stated that Carl Close would like to put a trailer in for farm help to live in. Craig Hemrick has applied for a variance to put a machine shop on his property. Steve Gantz has applied for a variance to have a repair shop and a beauty shop on the Sterling Shearer farm. Tim Hartlaub has applied for a variance to have a furniture business on the former Alton Dubs property.

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There was discussion about setting a saw mill on the Sharp farm. They could have the saw mill but could not manufacture anything.

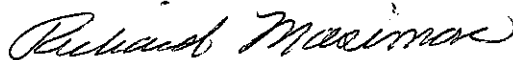
There was discussion on Bill Gilbert's proposed subdivision as to water run off and community impact.

The Bathon project was reviewed. It will be reviewed by the supervisors at their next meeting.

There was discussion on supporting the school by an income tax.

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

Respectfully submitted,

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

Richard Masimore
Secretary