

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

JUNE 30, 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 Leroy Thoman, Tom Moore, Gordon Snyder and Solicitor Gilbert Malone.

In the absence of the secretary, the Chairman appointed Gilbert Malone acting secretary.

The minutes of the May meeting were read and approved.

The minutes of the Supervisors meetings June 2 and June 8 were read on an individual basis.

Curvin Krebs presented a two-lot plan along Wolfgang Road. The lot is 1.081 Acres on low quality ground, and is the first lot taken off a 50 acre farm. Mr. Krebs has one right left. Tom Moore made a motion to approve the Curvin Krebs plan, seconded by Leroy Thoman. All members voted in favor and the plan was signed.

Larry Lucabaugh presented the 2-lot plan of Floyd Mummert which is along Mummert Road. This is a 1.146 acre lot, triangular shape on low quality ground. The 109 acre tract has one right left and the 81 acre tract has 3 rights left, because in 1974 the 109 acre tract was owned by Millard Mummert and the 81 acre tract was owned by Floyd Mummert. Gordon Snyder made a motion to approve the Floyd Mummert plan, seconded by Donald Bollinger. All members voted in favor and the plan was signed.

William Gilbert presented the 13-lot plan, with 11 proposed dwelling sites. This is the preliminary plan. All percolation tests have been completed. There was an issue raised as to whether we should modify the lot width-depth requirement. It was suggested that the rear owner wasn't a market for the rear area and that a 2-acre lot was more likely to be kept clean than a 4-acre lot. Gordon Snyder moved that we accept the lots as designed and waive the $2\frac{1}{2}$ times 1 width to depth ratio. Leroy Thoman seconded this motion. A vote was taken with a 2 to 2, so the motion failed. Leroy Thoman and Gordon Snyder voted to approve this plan and Donald Bollinger and Tom Moore voted against approval.

John Lee wanted information concerning a proposed one-lot subdivision along Pierceville Road. Mr. Lee has a total of 9 acres and wants a larger than one-acre lot. No one objected to taking $1\frac{1}{2}$ acres for the proposed lot.

Jerry Adkins wants to buy a small strip 186 x 33 ft. and a triangular strip 426 x 332 from Chilcoat and Peters to square up his property lines. Lamar Glatfelter stated that the triangle in question was not good for farming. No one objected to this request.

Rev. Alan Wysocki /^{bought} lots 20 and 21 from Martin Stough before Dec. 1974 and an additional lot (#28) which was presented to the Township in 1975, which was specified to be joined to lot 21. He wants to join Lots 20 and 28 and sell the combination, with a dwelling permitted on Lot 28. Solicitor Malone will check to see if Lots 20 and 21 were on an approved plan.

Frank Beck wanted to know if he could subdivide his $1\frac{1}{2}$ acre tract. He was told this could not be done.

David Bell and Linda Thomas want a one lot subdivision on the Ralph Thomas farm along Rt 851. This can be done. Ralph Thomas stated he had been told he had three rights left after he sold 12 acres in 1976 by the Commission's solicitor. We question this. The ordinance only permits a total of 3 and

this will be the last one.

Richard Riley wanted to know if he could subdivide a lot from his mother's 5.5 acre lot along Bosley School Road. He was told that this lot cannot be subdivided.

Diane Russell had a question regarding the Andrew Barlok property. She wanted to know if Mr. Barlok could subdivide this property of 20+ acres. She was told that this could not be done, since the Barlok property was ~~off~~ the Montgomery tract and all rights had been used up.

Irvin Rappoldt gave the zoning officer report for June.

The meeting adjourned at 10:49 P.M. on motion of Thomas Moore and second by Gordon Snyder.

Respectfully submitted,

Solicitor Gilbert Malone
in the absence of Richard Masimore,
Secretary