

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION  
January 26, 1989

The monthly meeting of the Codorus Township Planning Commission opened at 7:30 P.M. Members present were Donald Bollinger, Tom Moore, Leroy Thoman, Richard Masimore, and the board's solicitor Gilbert Malone.

The Allan Case plan was presented for a 4 1/2 acres lot along Water Tank Road. He has 177 acres with five building rights and two existing houses. The board feels that 4 1/2 acres is too much area, but it would go along with making two lots out of the 4 1/2 acres. A notation was added to the plan stating that two building rights are allocated to lot #2. One dwelling right in addition to existing dwellings is allocated to lot #1 which includes other adjacent land of Allan and Emma Case. A motion to pass the plan was made by Richard Masimore and seconded by Leroy Thoman. The plan was passed and signed.

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

Mr. and Mrs. William Gick had their plan for final approval. The plan needed to be signed and notarized which was completed. The plan was passed and signed on a motion by Tom Moore and seconded by Donald Bollinger.

Alton Gladfelter would like to begin a small business in a building near his home. This pertains to section # 629 in the ordinance. He has filed an application for a hearing. He would like a favorable comment from the planning board. The secretary will write a letter to the chairman of the zoning hearing board.

Alan Chan was present with questions pertaining to his subdivision. There would be two lots of approximately one acre each. A 25-foot right of way with 16 feet mud-free would be needed. This driveway would be an extension of Martin Drive. The road must be built or security posted before the plan will be signed. The township engineer would determine the cost for the road if a bond is to be posted.

Steven Miller has 10 acres on Bosley School Road - the former Shmitt place. He would like to subdivide one acre. He was told to see if it percs first. The entrance right of way should be checked.

Charles Caster has the Glen Rock Tire Company at Sticks. He wanted to know if the place could be used as a multi-dwelling unit since it is finished off as such. He would like to rent the one apartment and live in the other one. He was told that this is not allowed under the ordinance. There

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was a motion to not recommend passage of this proposal if a hearing is scheduled for a multi-family dwelling by Tom Moore and seconded by Donald Bollinger.

Mr. and Mrs. William Hoffacker would like to move lot #2 to be next to lot #1 on a proposed subdivision. This would be possible.

Philip Wagner from Valley Road in the Jefferson area had questions about developing his property in a suburban residential area which would be one-acre lots.

Charles Sanders along Mummert Road - the former Delosier property - wanted to know if he can subdivide his four plus acres. He would like a letter sent to the bank stating that the land can be subdivided. He would be able to subdivide if a public road is built. Mr. Malone will write a letter to the Glen Rock State Bank. Charles Sanders has a sales agreement with James Delosier.

Irvin Rappoldt read his yearly report of building permits, a copy of which was supplied to the board.

There was an inquiry of whether the block building on the Thrift property along Hildebrand Road could be used as a flea market. This would not be allowed.

Inquiry was made as to whether the man in the home at the end of Trump Road - the former Plunket home - could repair lawn mowers on his property. This could be done without holding a hearing.

The township map with the proposed area for an ag preservation area was reviewed.

The meeting was adjourned on a motion made by Richard Masimore and seconded by Donald Bollinger.

Respectfully submitted,

Richard Masimore  
Secretary