

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION
May 25, 1989

The monthly meeting of the Codorus Township Planning Commission was called to order at 7:30 P.M. Members present were Donald Bollinger, Gordon Snyder, Leroy Thoman, Richard Masimore, and Solicitor Gilbert Malone.

Robert Johnson, Jr. wants to build a house on his father's, Robert Johnson, Sr.'s, property. He has a 10-acre tract which he obtained from Felti. He also has a property of 16 acres purchased from Hilty. One lot has been taken off of it. Both tracts were purchased after 1974 according to Gordon Snyder. Assuming they are independent tracts, there can be another house on the Felti tract.

The minutes of the previous meeting were read and approved. The minutes of the supervisors' meeting were read on an individual basis.

Allen Case wants to have three lots off of a private road leading from Snyder Road. The lots are 1.944, 1.958, and 1.618 acres. All are wooded. Smaller lots would create a narrow strip along Snyder Road which wouldn't make much sense from the farm standpoint. There was a lengthy discussion on the driveway servicing the lots. A 25-foot right of way will be needed with 16 feet maintained in a mud-free condition. The first 25 feet of the road is not to exceed a slope of 5%. He was told to get the first 25 feet ready for the supervisors' approval before the plan is approved by the supervisors or a bond posted to assure that the driveway will be taken care of. Gordon Snyder made a motion seconded by Richard Masimore to sign the plan with the stipulation that a maintenance agreement must be signed or security posted before the supervisors approve the plan. The motion carried.

Michael Dudley and Diane Greer are selling a 25-foot right of way to Mays. The plan was passed and signed on a motion by Gordon Snyder and seconded by Leroy Thoman. The plan should be signed by the owners before the supervisors sign it.

Dean Winemiller had some questions on a property of 8.7 acres. There are no more building allocations. He would like a letter written stating that the part of this property which is in Codorus Township (about three acres) is either in flood plain or won't perc for tax reduction purposes. He would like to have the letter before September 1st. Solicitor Malone will draft the letter.

Dean Winemiller wondered about renting a small garage for a small business. He was told that it would need to be operated by the owner, ancestors, or direct descendants.

Mr. Winemiller owns the Elwood Deveney farm and wanted to know if the Steger property along Fair School Road could purchase about 1/4 acre to expand their lot to one acre. He also wanted to know if the Deveney farm house or summer house could be turned into a rental unit. This is not allowed. He was told that a permit would be needed to build a pond, and Mr. Rappoldt supplied him with a phone number for this information.

Ronald Butz was present expressing concerns for the Coke property farm house and buildings. The property has no remaining building allocations. The planning commission told the realtor that the old home had to be removed if a new one is to be built on the property. The supervisors stated that the old house could remain as long as it isn't used as a dwelling. Mr. Butz does not like the idea of an abandoned dwelling near his property due to the possible circumstances which could arise. He was told to come to the next supervisors' meeting.

Scott and Charles Wehrly were present. They would like to remove the home that Scott lives in and move the lot to another location on the Wehrly property. The old dwelling would be removed when the new one is finished. They would need a written agreement stating that the old site has no dwelling right. The board was in agreement that this should be okay. They would need a perc test, and the first 25 feet of roadway should be in accordance with township requirements. The remainder of the roadway should be 12 feet wide. Charles would give Scott a 12-foot right of way.

Irvin Rappoldt read his report of building permits.

There was discussion on the location and size of the Case Hatchery sign and the fact that it obstructs the view for motorists.

There was concern about the safety of traffic at the Folmer Market gas station. The board would like to see traffic entering from route 216 exit at one of the adjacent intersections instead of coming right back out on route 216 from the pump area.

The meeting was adjourned by mutual agreement.

Respectfully submitted,



Richard L. Masimore
Secretary