

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION  
July 27, 1989

The monthly meeting of the Codorus Township Planning Commission opened at 7:34 P.M. Members present were Donald Bollinger, Leroy Thoman, Gordon Snyder, the board's solicitor Gilbert Malone and Richard Masimore.

Larry Leipart wants to subdivide a lot. He owns 35 acres. At least one lot was previously taken off. The property is at the corner of Rockville and Meckley Roads. There does not appear to be any dwelling rights left.

Marshall Graves was present seeking approval of a two-lot subdivision plan for the former Sharp property. The total area is approximately 10 acres. Lot #1 is 5.231 acres and Lot #2 is 5.311 acres. The plan should have an attached plan for water control and the proposed driveway. There will have to be a letter of credit or a bond posted to make sure that the driveway is put in in a specified period of time. The township engineer will determine the amount needed for the project. A motion was made by Richard Masimore to pass the plan subject to the above stipulations with a second by Gordon Snyder. The motion did not pass (tie vote). The supervisors should not pass the plan until they are instructed to do so by the planning commission's solicitor.

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

Robert Johnson has 10.8 acres along Rockville Road and a field road of the Darby property. The property is either flood plain or 25% grade. There is one dwelling on the lower ground. They propose to put a new dwelling on higher ground. Access to the area would mean getting a joint right of way and a maintenance agreement set up. The driveway needs to be 16-ft. mud-free as far as the proposed new building. There was some discussion on the shape of the new lot. There is a possibility of an oversize lot or a pan handle type lot. It probably won't have the required road frontage.

Mr. Clyde Shaffer and Mr. Jack Delosier were present with questions about the moving of a building allocation across the road. A plan would be needed showing the moving of the allocation across the road and the sale of the (Swam) property to Delosier. Delosier would buy the lot from Swam and Shaffer would secure the allocation. They were told to proceed with the plan.

Irvin Rappoldt read his report for building permits. He had some questions about the Almony Farm along Route 216 near Pierceville. It contains 35 acres, has an allocation of three and could not be split in half. He also had questions

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about the Danner property.

The site inspection of the property along Roser Road (Marzullo) was held, and the board feels that the first lot should be at the intersection of Roser Road and the Marzullo driveway. The second lot should be at the top of the property along Roser Road. Lot #1 should be used first.

Time was spent reviewing the County Board's comments to our ordinance.

The meeting was adjourned on a motion made by Gordon Snyder and seconded by Donald Bollinger.

Respectfully submitted

Richard L. Masimore  
Secretary