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March 30 7:30 PM

The monthly meeting of the Codorus TWP planning Commission met on the above date and time.

Members present were Richard Maximae Tom Moore Gordon Snyder and the board solicitor Gilbert Malone. Tom Moore was appointed to act as chairman in the absence of Donald Ballinger who came in at 8:15. The minutes were read and approved as corrected <sup>ag preservation was changed to ag security.</sup>

John and Troy Graves represented by Larry Lucabough would like to have 2 5-acre lots. The board had a site inspection previously. They will need a 25-ft driveway with 16 ft improved and mud floor. They will have to work out the details of the driveway with the township engineer. Told to return with plan when the driveway plans are complete.

Greg and Martha Law have questions about the Coomes property. They wondered if a bed & breakfast could be operated. Could an addition be added to the home? Are there any more building allocations available on the property.

The property would be allowed 2 additional dwellings. A Hearing would be needed for a bed and breakfast venture. An addition could be added to the home.

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Bill Forbes would like to subdivide some lots along Valley View and Lincolnton School House Road. There would be 5 lots, 4 of which would be about 1 acre and one lot of 3 acres.

He would need a Variance under Section 903 from the board of supervisors for the Waiver of the private driveway requirement. This would pertain to the 3 acre lot. There was a motion by Gordon Snyder and a 2nd by Richard Marimino to recommend the passing of such a waiver by the Supervisors. The motion passed.

Jack Allison was present seeking information on the Coons property. He wondered if the property could be used for a Plumbing Heating and Cooling warehouse, Kennel, Stabling of horses and the remainder of the ground would be farmed. The board stated that public buildings require special exceptions. Small businesses of more than 2 employees would also need a variance.

Gilbert Bailey was present. He would like to subdivide 2 lots from his farm near Ritters Store along Route 851. The 3 dwelling quota for his property has been used up.

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He could remove the mobile home from the property and be allowed one in place of it.

Allan Case Jr. bought the Levis Snyder farm of 84 acres. There are 3 building allocations for the property. He has a 9 acre wooded tract and would like to put 3 lots on it.

The possibility exists of servicing a lot belonging to a neighbor with a common driveway.

He was told to work with the Township engineer to work out the lots to incorporate this driveway.

Mr Case had some questions about the Coome property. Since this property joins his could he separate the building and lots and merge the remaining land with his property. This could probably be accomplished ~~also~~ if he bought the Coome property.

He would not be allowed to build dwellings for hired help if the quota is used up.

Dudley Greer would not need a subdivision plan if he only gives a right of way to his neighbor however should he sell the right of way he would need a subdivision

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Martin Keape representing Town & Country Realty Company. wanted information on the Coke property. A client George Moore want to know if he can build a home on this property. As there are no remaining quota for the property he would have to remove the old farmhouse. The property contains 80 acres. He want be allowed to use up to 20000 square feet of cleared ground for a home but it should remain in close proximity to the woods. The driveway should be in the wooded area also.

Salicitor Malone will write a letter stating the conditions of this agreement.

David Haugh would like to subdivide one acre from the property of Robert E and Rose L Haugh along Koser Road. There are no comments back from the County Board yet.

Gordon Snyder made a motion to pass the plan subject to receiving the County Comments.

The plan was passed & signed after a second by Donald Ballinger.

Clara Rapphalt read his report.

He also stated that Mr & Mrs Nick ~~are~~ are not buying the Bradburn property along the Shattuck Church Road.

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If someone else buys the property a plan must be re submitted but the per test should be good provided the lot to be subdivided remains the same.

He also stated that Ted Lugh is renovating his barn for an art studio.

Time was spent on the amendment to the ordinance. Richard Masimae made a motion to adopt the amendment subject to the definition of liquid manure. The motion passed after a ~~1~~ 2nd by Donald Billinger.

The board reviewed an ordinance to amend the Subdivision and Land Development Ordinance of ~~the~~ Cedarus Township.

Salvator Malone will call ~~to~~ Salvator Herrald about the allocation status of the Clossenack farm.

The Board discussed Kennel and Stable definitions of the ordinance.

A special expection is needed if Boarding and Stabling of animals is commercial.

Meeting adjourned on a motion by Gordon Smyth and second by Richard Masimae.