

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION
January 25, 1990

The monthly meeting of the Codorus Township Planning Commission opened with the pledge to the flag. Members present were Donald Bollinger, Leroy Thoman, Richard Masimore, Tom Moore, and the board's solicitor Gilbert Malone. The minutes of the previous meeting were read and approved. The minutes of the supervisors were reviewed.

Lee Irwin was present seeking information on subdividing the Hilker farm near Bonnair. The farm has 79 acres and has four acres on the south side of Bonnair Road. It should be okay to have a one-acre lot on the south side of the road near the top of the hill.

Richard Townsend was present. He owns 20 acres along Miller Road next to Jim Miller's and owns 57 acres along the Krebs Road approximately 1/2 mile from the 20-acre tract. There was discussion about the transfer of building allocations from one parcel to another. He could sell four lots from the 20 acres with the remaining 16 acres being joined to the 57-acre farm. These 16 acres could not be sold separately without the township permission. The board agreed that this could be done. Four one-acre lots could be laid out side by side along Miller Road. He was told that he could proceed if this is the direction he plans to follow.

Philip Miller of the former Seymore Doll property wants information on two lots. He owns 39.5 acres and has poor access to the area of the desired lots. A site inspection was suggested for Saturday, February 10 at 3:00 P.M.

Doug Poole was present seeking information on the old Acker farm along Rockville Road. The property has 81 acres and is permitted three additional lots if they have the road frontage. There would be the possibility of having two lots off of the present driveway by improving the driveway.

Sterling Shearer wants to switch 4.6 acres from one parcel to another. The Stone Church Road would be the separation line. This transfer would be in preparation of separating the two farmsteads owned by Sterling. Under the ordinance, this would not be allowed. There was a motion by Leroy Thoman to divide the property at the Stone Church Road. The motion died for lack of a second. This separation would not be allowed under the present ordinance.

David Miller (Shaffers Church Road) want to add a room to his present business. He would need a hearing for a dimensional alteration for a small business. Small business buildings may not exceed more than 50% of the total house floor area. He would need a special exception for a change in a home occupation.

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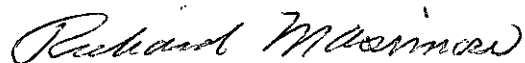
Page 2

Dale Rice (Old Gemmill farm - south side of Rockville Road) wants to subdivide 1.208 acres. The lot has the old barn and shed on it. The agriculture note needs to be on the plan.

Larry Lucabaugh had some questions about the Clara Hellegas property. She owns a landlocked wood lot of four acres which has one building right. The 27-acre farm has no rights left. No decision was reached.

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

Respectfully submitted,

A handwritten signature in cursive script that reads "Richard Masimore".

Richard Masimore
Secretary