

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION  
March 29, 1990

The monthly meeting of the Codorus Township Planning Commission opened with the pledge to the flag. Members present were Donald Bollinger, Gordon Snyder, Tom Moore, Leroy Thoman, and the board's solicitor Gilbert Malone. Richard Masimore came in later.

Dale Rice presented a plan for one lot south of Rockville Road. There are 18.8 acres left on the north side of Rockville Road. The proposed lot is 1.208 acres in size. The plan shows a 25-foot right of way to get to Mummert and Lucabaugh property. It also shows a 30-foot wide drainage easement. The lot has a barn and a shed on it but no house. The existing house is on the north side of Rockville Road. He does not seem to have a planning module. The road should be stoned 16 feet in width between his entrance and Rockville Road. Tom Moore stated that he doesn't have a concern with the plan in regard to the driveway since Mummert doesn't have a house on his property. A motion was made by Donald Bollinger with a second by Tom Moore that the plan be approved but the supervisors not approve unless there is a planning module. All voted in favor.

Paul Dehoff plans to divide a 150-acre farm into two parts - one 86 plus acres and the other 63.8 acres. Gordon Snyder moved to approve with a second from Donald Bollinger. All voted in favor.

Richard Townsend and Larry Lucabaugh presented the final plan for Townsend. There was discussion on excess runoff for roofs and driveways of the proposed homes. A development agreement would need to be recorded that all building rights of Townsend have been used and that proposed seepage pits are maintained by each property owner. A motion to approve the plan was made by Tom Moore and seconded by Richard Masimore. Two members were in favor, two opposed, and one abstained. Donald Bollinger wants to see the maintenance agreement before the plan is passed. The plan should include the following items: (1) Two dwelling rights are from the Stewart and Louise Albright portion of the property and there are none remaining. (2) The remaining 15.877 acres would not be allowed to be separated without township approval. There are no more dwelling rights on the 15.877 acres. (3) There is the obligation for installation and maintenance of storm water management areas. The agreements are to be presented at the next meeting. The surveyor should include the formula for enlarging the seepage area as to the increased dwelling size. Lot 5 should be shown merged to other property of Townsend in the township for legal purposes.

Robert Jarrett wishes to sell 3.665 acres of swampy meadow land to Openshaw. The board referred to minutes of

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October 29, 1987. The board would recommend passing the proposal but a variance would be needed. Also, the original request was for 1.7 acres.

Russ Delp, Scott Delp, and Gordon Shive were present with questions about the Wilmer Glatfelter property of 96 acres.

Pat McRae has 35 acres in Codorus Township. The acreage would support three dwellings. The proper driveway would be needed. Some of her property is in Manheim Township. The property could be split at the township line without subdivision, but any other subdivision must be approved. The property in Codorus Township could have one dwelling without a problem. Additional lots would require subdivision and special right of way.


Joe Fabie made a request via Tom Moore about putting a house trailer near his property until his home is repaired. He could do this with a six-month temporary permit.

Irvin Rappoldt read his 1989 report.

Donald Bollinger made a motion to approve the supervisors' recommendations on sign restriction in the township. It was passed by the board after a second by Tom Moore.

The meeting was adjourned on a motion made by Gordon Snyder and seconded by Leroy Thoman.

Respectfully submitted,



Richard Masimore  
Secretary