

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION  
May 31, 1990

The monthly meeting of the Codorus Township Planning Commission opened at 7:30 P.M. with Tom Moore presiding. Other members present were Leroy Thoman, Gordon Snyder, Richard Masimore, and Solicitor Gilbert Malone. Donald Bollinger arrived at 8:20.

The minutes were read and approved as corrected.

Jesse Carver had a plan presented by Larry Lucabaugh. One lot contains 5.4 acres. Lot 2 contains 9.739 acres. A roadway maintenance agreement would be needed. Lot #2 will have to have a new plan presented before a building can be put on it. Richard Masimore made a motion with a second by Gordon Snyder to pass the plan subject to road maintenance agreement. All were in favor and the plan was signed.

Bill Forbes had questions regarding a proposed ten-lot subdivision. It would be in rural residential zone along Valley View Drive and Sinsheim Road. Tract 2 should have two ways into it for future development. The plan should be reviewed for storm water management. He may pursue the plan, and it will be reviewed by the township engineer.

Dean Winemiller was present with his subdivision plans. A note should be added (1) to become a part of the Winemiller property and not to be separated therefrom, (2) #7 residential should be deleted, (3) no dwellings permitted on tract #2. He will need an agreement stating that the 20 acres will be merged to other Winemiller property.

Philip Wagner of Sinsheim Road represented by Larry Lucabaugh had questions about his property adjoining the Bill Forbes property. He has approximately 13 acres in two adjoining tracts with road frontage. He proposes seven lots. The driveway would need to be paved to 28 feet with no curbs unless required for storm water management. There would be a 50-foot dedicated right of way needed. The right of way should be planned for both sides of proposed development so it would line up with the proposed development of Bill Forbes.

Allan Case is considering buying the property of Leonard Owens and joining it to his property. He would like to sell two smaller tracts, if possible. Gordon Snyder made a motion and Leroy Thoman made a second with all in favor for an oversized lot of about six acres. The other lot would be about three acres. An agreement of annexation would be part of the plan.

Diane Russell had some questions about the James Burnett property behind the Jeff Beaverson property. There are too

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many lots on the driveway. He could have more dwellings if the proper driveway is put in. He could only have one dwelling unless the road is changed. He would need a 28-foot paved driveway to meet township specifications. He could have a township specification driveway with a culdesac and have three driveways coming off of it.

The Richard Townsend plan was presented by Larry Lucabaugh. Donald Bollinger feels that the plan should be passed even though he still doesn't like it. The requirements that the board set forth have been met. Gordon Snyder made a motion to reject the plan with a second by Leroy Thoman. The motion did not pass. A motion was made by Donald Bollinger to pass the plan with a second by Tom Moore. The motion passed on a vote of 3 to 2 in favor. The plan was signed by those voting yes.

Bob Curtis has 15 acres and wants to take off one lot. There are now three houses on a private lane and no more lots would be allowed. The property is along Heindel Road.

Larry Lucabaugh presented the Norman and Clara Hillegass subdivision. There is no more quota for the property. He would like to transfer an allocation from a 3.3 acre wood lot which is landlocked. A motion was made by Donald Bollinger and seconded by Gordon Snyder to reject the plan. The plan goes against the policy of the board. Motion passed.

Irvin Rappoldt gave his report of building permits. He stated that Dennis Weikert seeks a home occupation permit. The board feels that he should be allowed to have it if he meets the technical requirements of the ordinance.

The board discussed the amendment to the ordinance section 504 D and passed the amendment to be forwarded to the supervisors. The motion was made by Donald Bollinger and seconded by Richard Masimore with all in favor.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Richard Masimore  
Secretary