

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

JULY 25, 1991

The monthly meeting of the Codorus Township Planning Commission was held at 7:30 P.M. Members present were: Donald Bollinger Thomas Mocre, Gordon Snyder, Rick Sechrist and Solicitor Gilbert Malone.

In the absence of the secretary, Solicitor Malone recorded the minutes.

Chairman Donald Bollinger called the meeting to order. The minutes of the Supervisors meeting of July 10 were reviewed individually.

Arthur Wachter owns 94 plus acres and wants to subdivide three lots. One lot would be 2.3 acres and include the existing house. The other two would divide 5 acres, with one lot to remain with the balance of the land with a proposed site at the edge of the woods east of main tract.

Previously the Township had looked at the property and suggested one house on North side of road in addition to existing house and one house on South side of road with a maximum of 2 acres with balance of land there to be sold to an adjoining owner or kept by Mr. Wachter. Mr. Wachter is not satisfied with this decision. Gordon Snyder agrees with the plan as currently proposed and Rick Sechrist agrees. Tom Moore and Donald Bollinger are uncertain and tabled proposal to wait for Richard Masimore's opinion.

Frank Mitchell owns about 22 acres along Rockville Road. There are now 2 mobile homes plus the main house on the property which were in existence before Zoning. Mr. Mitchell wants to remove one mobile home and build a new house across the stream on the North side of Rockville Road. The Board feels that this proposal would be feasible since the property does not contain any good farm land. Mr. Mitchell was told that he would have to check with the State D.F.R. about building a bridge across the stream. The Board doesn't see any problem with going along with Mr. Mitchell's proposal.

Mr. & Mrs. Gene Burton own 197 acres and wish to have a 100 acre tract approved for a large chicken house. Farm Credit needs this much land for collateral. The Burtons still have 2 building rights remaining and were told that one right would have to go along with the 100 acre parcel. They are to proceed with a plan.

Dorothy Bowman asked about a 1/2 acre lot known as Lot #3 on the Cornelius Thrift plan approved in 1987. The plan stated that this lot could only be joined with an adjacent property and could not be developed. She was told that the lot could be used for some other purpose, but not for a home.

Mrs. Curtis Alban and Lynn Mortorff of Gordon Brown & Associates presented the 2-lot plan of a ten acre tract along Smith Road. The plan seems to comply with all requirements. Gordon Snyder moved that the plan be approved, seconded by Donald Bollinger. This motion passed unanimously and the plan was signed.

CODORUS TOWNSHIP BOARD OF SUPERVISORS

R.D. 2 P.O. BOX 103
BRODBECKS, PA 17329
PHONE: 235-4634

REPLY TO:
GOLDIE H. DAY, SECRETARY
R.D. 1 BOX 175
GLEN ROCK, PA 17327
PH. 235-1253

July 25, 1991

Dear Richard,

In your absence at the July 25 meeting, Attorney Malone recorded the proceedings. I have typed them, but if you wish to re-type them, please do so.

Goldie

July 25, 1991

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Member Richard Masimore did not show, so the Board again considered Arthur Wachter's proposal. All members agreed that Mr. Wachter could proceed with the proposal as presented at this meeting. The Board will want to review the driveway proposals when the plan has been drawn.

The Commission wants the Supervisors to check the driveway of Mr. Van Scoyoc for the new home off Greenmount Church Road. Donald Bollinger doesn't think the driveway meets required sight distances.

Also, Donald Bollinger reported that he has heard that Paul Sharp is remodeling a chicken house on his property for a home for his sister, Carol Altland. The Zoning officer should also check this out.

The meeting adjourned at 9:15 P.M.

Minutes recorded by Gilbert Malone