

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

September 26, 1991

7:30 PM

The monthly meeting of the Codorus Township Planning Commission opened at ~~7:00~~ P.M. with the pledge to the flag. Members present were Donald Bollinger, Gordon Snyder, Rick Sechrist, Richard Masimore, Tom Moore, and solicitor Gilbert Malone.

Philip Wagner presented his preliminary plan for seven lots. It is to be a cul de sac street. The engineers' comments were reviewed. The S C S report was reviewed which found erosion controls to be inadequate. Larry Lucabaugh presented a new report which found controls to be adequate. There was discussion about item #10 on the C S Davidson report pertaining to water possibly keeping a neighbor's field soggy. A motion was made to table the plan until the October meeting by which time the drainage problem should be resolved. The motion was made by Tom Moore and seconded by Donald Bollinger.

Roger Foster was present with his plan for the former Stuart Fritz farm along Hildebrand Road. He proposes to sell the house and 2.02 acres as lot #1. Lot #2 would be one acre and be on the east side of the property next to John Fisher. Lot #3 would be 65.95 acres - the remainder of the property. A motion was made by Gordon Snyder to approve the plan subject to the report from DER. A second was made by Rick Sechrist and the plan was signed. The planning module was approved to be signed on a motion made by Gordon Snyder and seconded by Rick Sechrist and it was signed. James Holley presented his plan which was passed on a motion by Gordon Snyder and seconded by Rick Sechrist. The plan was signed and the planning module was signed following a motion by Tom Moore and a second by Richard Masimore. A right of way and a maintenance agreement will be needed if the second party is going to use the driveway.

Philip Miller was present with his storm water management plan. Lot #2 has 1.355 acre and lot #3 has one acre. The plan needs to be reviewed by the township engineer.

James Miller was present with his plan. Lot #1 has 8.4072 acres and lot #2 has 11.3737 acres. Lot #1 retains one building allotment. The plan needs to be signed and notarized before the supervisors' meeting. Lot #1 will become a part of the one Shearer farm purchased by Miller. Gordon Snyder made a motion to pass the plan, and it was seconded by Tom Moore. Rick Sechrist did not vote because he stated that he had an interest in the property. The plan passed and was signed. The planning module was passed and signed following a motion by Tom Moore and Richard Masimore.

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More copies of the plan are needed and also the milar.

Amy Wright would like to have a building lot from her parents' farm. All building rights have been used up. It would be possible to buy land from Mae Fourhman and transfer a building right to another section of the Wright property.

Irvin Rappoldt stated that Larry Marchese who owns the former Southard property would like to build a garage which would not meet dimensional requirements. A variance would be required through the zoning hearing board. The planning board will recommend approval to the zoning hearing board on a motion by Tom Moore and a second by Richard Masimore.

Irvin Rappoldt read a list of building permits issued during the past month.

The board discussed the advertisement sign dimension requirements and the need to change the dimensions.

The board considered a letter from Reed and to add land to his property and rejected it on a motion made by Gordon Snyder and seconded by Donald Bollinger. It would involve more than just adjusting the property line.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Richard Masimore
Secretary

