

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION

August 29, 1991

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

Gene Burton presented plans to divide his farm into two pieces - one of 77.7 acres, the other into 118.1 acres. He wants to construct a large chicken house on the 118.1 acre-tract. Tom Moore moved to approve the plan with a second from Gordon Snyder. The plan was approved unanimously and signed.

The minutes of the July meeting were read and approved. The minutes of the previous supervisors' meetings were reviewed by the board members.

Larry Lucabaugh and Philip Wagner presented the Wagner subdivision plan. It is a seven-lot subdivision along Sinsheim School Road and zoned rural residential. The drainage basin should be entirely on one lot so only one property owner is responsible for maintaining the area. An easement will be required so the township can maintain the drainage basin if the owner fails to do so. The township engineer should approve the storm water management plan. The comments from the township and county engineers were reviewed. A motion to approve the planning module was made by Rick Sechrist with a second by Donald Bollinger. All were in favor and the module was signed by the secretary.

James Holley wants to subdivide two lots from along Ridge Road on the north side. Lot #1 would be three acres. Lot #2 would contain 3.980 acres. Lot #3 would contain the remainder of about 34 acres. The ag note would be needed on the plan. The property line would have to be extended across the road for sewage distribution. The spouting and drainage water would have to be taken care of.

Donald Rubb was present. He has 29+ acres and would like to subdivide again. The property has no remaining dwelling allocations.

Philip Miller got his lots perced. He was told he could proceed with the plan. One lot would be about 1 1/4 acre and the other about one acre. The storm management plan should be approved by the township engineer.

Rob Corpetta wanted to know about doing automotive work as a home occupation. A zoning hearing would be required. No material can be stored outside and there should be no

August 29, 1991

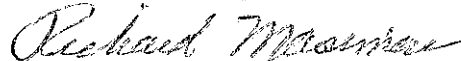
Page 2

excessive noise. He would need to have adequate parking and would not be allowed more than one outside employee.

Jim Miller wants to sell 11 acres of the former Kaltreider farm with buildings and add the rest of the property to the Shearer farm. This could be done.

There being no further business, the meeting was adjourned.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Richard Masimore".

Richard Masimore
Secretary