

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION
January 28, 1993

The monthly meeting of the Codorus Township Planning Commission met at 7:30 P.M. The meeting was called to order by President Donald Bollinger with the pledge to the flag. Other members present were Rick Sechrist, Richard Masimore, Tom Moore, and the board's solicitor Gilbert Malone.

The minutes of the supervisors' meeting were read on an individual basis. The minutes of the previous planning commission board meeting were read and approved.

George Hartenstein had questions about building allocations for his property. In 1974 there was one deed of 10 acres between George and his wife and another between George and his father of 40 acres. One allocation with the property purchased from the Albans was along Smith Road. There is a total of four allocations. They should be one-acre lots on the poorest quality ground. He said that he may only use two at the present time.

Mr. and Mrs. Claude Rohrbaugh and Mr. Kiser were present for information on their subdivision. A 50-foot right of way is planned for the driveway although 50 feet is not required by the township. An easement should be included for future sewage disposal for the Rohrbaugh part of the subdivision. They can proceed with the survey and planning module.

Ronald Flemmens was present. He lives on the corner of Rice and Cherry Run Roads. He would like to buy a narrow strip of ground along the road so he owns the land to get to the road. He would also like to purchase a strip of land along one side for protection of rain run off. This should be okay. He should secure easement and try to get the driveway permit.

The Gallagher subdivision was discussed. Access to lot #4 could be a problem. The DER report approves the lots. The board feels that the subdivision is legal, but the supervisors may turn it down. The Gallaghers stated that they will get the property line straightened out with the Myers. The plan was approved and signed on a motion made by Tom Moore and seconded by Rick Sechrist.

James Yelton was present with Carl Andrea. He would like to purchase the old Bon Air store property from Andrea. He would like to have a business there as a home occupation. Irvin Rappoldt will check the property. The owner must live there to qualify as a home occupation.

Leon Bankert from Hillclimb Road on the S-curve below the Elwood Darren property would like to tear down old buildings and construct a new house. He wants to use the old house for storage. The old house will have to be made uninhabitable if used for storage. He will need to have a new sewage system put in.

Donald (Bud) Sprenkle wants to subdivide a lot from the south side of the farm. He would follow the field road up into the woods. A 25-foot right of way would be needed. The

January 28, 1993

Page 2

lot would be one acre and will have to be perced.

Irvin Rappoldt read his yearly report. A change in the ordinance for the definition of kennels and stables was discussed.

Heindle's store is to be sold. The land on the other side of the road could be sold separately.

The Andre farm use was discussed.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Richard Masimore
Secretary