

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION
February 25, 1993

The monthly meeting of the Codorus Township Planning Commission opened with the pledge to the flag at 7:30 P.M. Members present were Rick Sechrist, Jim Bailey, Tom Moore, Donald Bollinger, Solicitor Gilbert Malone, and Richard Masimore.

The Claude Rohrbaugh property represented by Doug Crawford and Earl Kiser was discussed. The Ag note needs to be added. Tom Moore read last month's minutes pertaining to the plan. A motion was made by Rick Sechrist and seconded by Donald Bollinger to approve the planning module Form C. Form C will need to be added to the planning module. The plan needs to be signed and notarized. Mahlon will also have to go to the Rohrbaugh property and inspect the existing system to make sure there are no malfunctions. The module will have to be approved by the supervisors. Two copies will have to be signed by the board secretary which was done. Mr. Crawford will send a copy of the plan to the York County Planning Board.

On the Ronald Flemmens subdivision, the Ag note needs to be added to the plan. The reasons for allowing additional land to be added to the plan are (1) drainage swale to the rear of the property to control storm water, (2) area on the south side is too steep for any use, and (3) the property did not touch Rice Road. A motion was made by Tom Moore and seconded by Jim Bailey to approve Form B. Two copies were signed by the board secretary.

Rob Wood from Sprout Wood Farms along Pierceville Road wants information on making a tenant house a bed and breakfast. Solicitor Malone said that as long as Wood uses only one outside employee, this may qualify as a home occupation. Wood will have to get approval from the supervisors. He will also have to contact Irvin Rappoldt to apply for a home occupation permit. Parking will also have to be expanded.

Mrs. Charles Cunningham had questions on subdividing their property of 8.5 acres. They want to take a lot off for their son. There is a problem with the lot being along a private road. The book says there are to be no more than three homes along a private road. There are already six homes using this private road (Bensil Road). Section 903 would allow the supervisors to permit this to happen. A motion was made by Tom Moore and seconded by Richard Masimore to recommend that the supervisors permit this subdivision.

The minutes of the previous meeting were read and approved.

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Discussion was held on lot arrangements such as well locations from property lines due to permitted spray application restrictions.

Notes for the meeting were taken by Rick Sechrist.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Richard Masimore
Recording Secretary