

Codoux TWP Planning Commission

July 28

members present were Rich Sechrist, Donald Ballinger, Richard Masumae, Tom Moore, Jim Bailey and Solicitor Albert Malone. Ray and Irene Brenneman presented the Leray Becker Estate Subdivisions which is located along Valley View Drive near Jefferson. Notes from DER. granted granted the form B request for non-Building waiver. Valley View Drive is T 396 not T 395 as shown on the drawing. The plan was passed and signed on a motion by Tom Moore and 2nd by Donald Ballinger.

Mike Matthews would like to sell a strip of land to a neighbor along 616 Between Glen Rock & Swenvalley. It is in a rural residential zone. He would be allowed to do this and will need a subdivision plan.

The plan should show the merger of the property to the neighbor.

Emily Batres has a lot in Glenville between Dennis Bradford and Bertha Kneller. She would like to sell the black building to a neighbor and build a home on the remainder of the lot.

The lot is approx. 60000 sq ft. Under the ordinance she would not be able to do this.

There would probably be 2 options. ① The zoning hearing board or ② Lease the building.

She can build on the lot any time she desires as long as all requirements are met. Emily was represented by Rodney Smith

Arvin Rappoldt presented the Mc Guck plan on Smith Road. There was a motion to sign the planning module by Tom Moore and a second by Rick Sechrist. The motion passed and also included from C.

There was a question of someone wanting to buy a lot and put a hardship dwelling on it. There were questions from the board about whether the hardship was valid.

She may apply to the zoning hearing board if she so desires.

Tom Moore ask some questions on behalf of Bill Forbes about lots along Valley View Road. The question was whether we would consider some kind of modified plan. We could do this we would not need a final plan in the beginning.

The meeting was adjourned on a motion by Richard Massimino and a 2nd by Jim Bailey.