

January 28, 2016

The Codorus Township Planning Commission met on January 28, 2016 at 7:00 P.M. Board members present were: Jim Morris, Richard Sechrist, Brenda Miller and Lamar Glatfelter. Others present were: Attorney Malone, Dave & April Rehbein, Randy Sterner, Mark & Byron Leas, Carolyn & Steve Bupp, Charlie Van Scoyoc, Brian Parrish, Kim McGowen, Tim Riley, Bob Gladfelter and Brian Kaltreider.

The meeting opened with the pledge to the flag.

The minutes were approved as corrected.

Randy Sterner did a presentation on planning for emergencies during a special event. The York County Emergency Management would like for Township to have a plan in place for special events. Public Safety has to be a priority for the Township. The county can work with the Township to plan for special events. The Board said this might be something that could be added to the ordinance.

Tim Riley is interested in the Cumor property on Sunny Slope Road. He would like to build a house with a barn and pasture located behind the house. There is an existing farm road going back to this location. There are rock croppings in the area that he is proposing for his dwelling. This area is not being farmed. Tim has 60 days to finalize his contract with Mr. Cumor. The Planning Commission members would like to make a site visit to the property. Tim will contact the secretary to set this up.

Mark & Byron Leas were present to talk about their mother's property on Myers Road. There are two farms that were in common ownership in 1974. The Board explained that even if there are two deeds the Township considers the farms to be one property. There is one building right remaining on the property. The Board discussed some of the options that might be available. The 7 acre property is in the flood plain. They could possibly subdivide one of the houses off. An oversize lot might be permitted to encompass the house and out buildings. If they gave up the building right this would also entitle them to have a larger lot. Byron asked if they could buy another building right from an adjoining neighbor. This would be allowed as long as the house is built on poor ground. They also asked if they could trade land with the neighbor acre for acre. The Board suggested a site visit. Then they can decide what they would like to do and present that to the Board.

Bob Gladfelter would like to get changes made to the Zoning Ordinance so we can get a new book printed.

Attorney Malone said the Township could require that properties holding special events obtain liability insurance.

Brenda suggested if someone is holding a special event the Township should tell them to have an emergency plan in place. The Township could provide the guidelines that Randy Sterner presented at tonight's meeting.

The Board discussed the following definitions that need to be discussed: festival, roadside stand, CSA and farm market. Also who can have a special event?

Carolyn Bupp would like to have a farm to table event. She would grow the vegetables and flowers. They would also raise pigs and cows for meat. She would like this to be for 100-150 people. She would like to have 10 – 12 events per season.

Carolyn said that Jim Morris has a personal attachment to this issue because he is an adjoining property owner. Carolyn said he should have no say in this matter.

The meeting adjourned at 9:25 P.M.

Respectfully submitted,

April K Rehbein
Secretary