

December 13, 2012

The Codorus Township Planning Commission met on December 13, 2012 at 7:00 P.M. Board members present were: Tom Moore, Richard Masimore, Lamar Glatfelter and James Morris. Others present were: Attorney Gilbert Malone, April Rehbein, Allan Case, Richard Kilday, Ricky & Jeannie McSherry and Christopher Rutters.

The meeting opened with the pledge to the flag.

The Board approved the minutes as presented.

Allan Case presented a merger subdivision plan. Allan would like to merge his mother's farm with his farm, leaving her with approximately 10 acres. York County Planning comments were reviewed and several corrections need to be made to the plan. A merger agreement will be needed. Attorney Malone will work on the merger agreement. Allen will return to the January 31, 2013 meeting.

Ricky & Jeannie McSherry were present to discuss the lot that was subdivided from Pauline McSherry's property. They plan on selling the lot and would like to get an idea of where the Township would like the 2nd building lot if it is ever subdivided off. It does not appear that the second lot would be next to the 1st lot. The board members will set up a site visit to determine the best location.

Christopher Rutters has applied for a zoning hearing for a vehicle repair facility. The proposed use appears to meet the requirement of the ordinance. The Planning Commission is not opposed.

Richard Kilday has applied for a zoning hearing to change the use of the Brodbeck's Creamery. Mr. Kilday would like to use the building for a model making workshop and a residence. The property has 2 -1,000 gallon holding tanks. The Planning Commission would look upon the proposed use favorably as to make a reasonable use of a non-conforming structure.

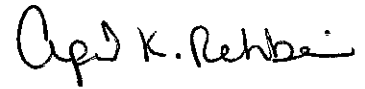
Ralph & Gregory Condon have applied for a zoning hearing to get an interpretation, special permit and variance for Ed Luckes Junkyard. If the Zoning Hearing Board approves this application the Planning Commission would like the Zoning Hearing Board to consider the following recommendations: 1. E&S plan must be in place before any clearing of vegetation takes place. 2. A land development plan will be needed before any new structures can be built. They will also have to comply with the Township Stormwater Ordinance. 3. All fluids must be drained from vehicles inside of buildings. 4. All fluids must be removed from all vehicles before they are removed from the existing junkyard. 5. A stormwater pollution prevention plan must be approved through DEP before any existing vehicles are moved. 6. No burning of hazardous materials or tires. The Planning Commission believes the application should be approved if it legally can be because it would improve a situation.

Jim made a motion, seconded by Tom to send the above recommendations to the Zoning Hearing Board.

The tree removal ordinance was discussed. Richard made a motion to forward the tree ordinance to the Supervisors after Attorney Malone sends the corrected copy

The meeting adjourned at 9:40 P.M.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "April K. Rehbein".

April K. Rehbein
Secretary