

January 26, 2011

The Codorus Township Planning Commission met on January 26, 2011 at 7:30 P.M. Board member present were: Tom Moore, Deborah Slawson, Richard Masimore, Lamar Glatfelter and Rick Sechrist. Others present were: April Rehbein, Jerry & Greg Condon, Terri Sechrist, Doug Crawford, Bob Gladfelter, Ronald & Jean Greene, Melody and Chandrelle Asper.

The meeting opened with the pledge to the flag.

The minutes were presented to the Board. One typo was corrected and the minutes were approved as written.

Jerry Condon owns Condon's Auto Parts in Westminster, MD. He is interested in purchasing Ed Luckes Auto Parts. Jerry would like to add some buildings to the property to dismantle cars and store parts in. The junkyard license for the property is transferable. Attorney Malone feels that the junkyard is a non-conforming use and would not require a zoning hearing to add additional buildings. Lamar Glatfelter feels a zoning hearing is needed according to the Township ordinance. Tom made a motion to recommend to the Supervisors that a zoning hearing not be required. Rick seconded the motion. The motion carried. Vote 4-1.

Doug Crawford presented the final subdivision plan for Sabrina & Chandrelle Asper. Attorney Malone will work on a road maintenance agreement. Rick made a motion to approve the plan subject to notarization and maintenance agreement being completed. Deborah seconded the motion. The motion carried. Vote 5-0.

Bob Gladfelter had questions about an add on subdivision to his farm. Bob was told this could be done.

Ronald & Jean Greene were present with their application for a zoning hearing to construct a 30x80 building for a home occupation. Attorney Malone stated the building needs to be 500 ft. from the property line. Tom made a motion that the Planning Commission recommend that the application be denied because it does not meet the requirements of section 614 3 E of the Township zoning ordinance. Lamar seconded the motion. The motion carried. Vote 5-0. Tom will send a letter to the Zoning Hearing Board with the recommendation.

Deborah Slawson announced that she is resigning from the Planning Commission. Tonight will be her last meeting.

Richard made a motion to forward the comprehensive plan to the Board of Supervisors for advertisement. Tom seconded the motion. The motion carried. Vote 5-0.

The meeting adjourned at 9:25 P.M.

Respectfully submitted,

April K. Rehbein
Secretary