

April 28, 2016

The Codorus Township Planning Commission met on April 28, 2016 at 7:00 P.M. Board members present were: Jim Morris, Lamar Glatfelter, Richard Masimore and Brenda Miller. Others present were: April Rehbein, Brian & Kim Kaltreider, Pat & Marlette Thomas, Aaron King, Steve & Carolyn Bupp, Jim & Janet Markel, Steve Brenton and Bob Gladfelter.

The meeting opened with the pledge to the flag.

Lamar made a motion to approve the minutes as presented, seconded by Richard. The motion carried. Vote 3-0.

Attorney Malone announced that the Board met with their Attorney and the Supervisors on April 19, 2016 in executive session to discuss litigation.

Steve Brenton asked if the Board has completed the ordinance regarding the storage of black powder. Steve commented that there is a section on the PA laws that doesn't allow Township to put limits on the ownership or possession of firearms and ammunition. Attorney Malone will look into this further.

Marlette & Pat Thomas were before the Board to discuss purchasing a piece of property from Lee Irwin. There is a small pie shaped piece of land which is all wood land owned by Lee Irwin. This piece of land is surrounded by Marlette's property. Marlette would like to know if he can purchase this piece of land from Lee. Since this would not make Marlette's property larger than Lee's it would not comply with the Township Ordinance. However, Marlette and Lee could trade the same amount of land. The other option would be for Marlette to have a zoning hearing.

Aaron King of Rockville Road would like to clear cut the woods approximately 10-12 acres to use for farming. Aaron was told he would need to file an erosion and sediment plan with York County Conservation District. He should bring the approved plan back to the Township for approval.

Carolyn Bupp asked if Ag promotional events at a farm market are grandfathered in when the new ordinance is adopted. Attorney Malone stated that only things that are occurring right now are grandfathered in. The only thing grandfathered in are Ag promotional events that they have had now or since the ordinance was adopted. They can continue to have what they are having now but won't be grandfathered in for things they have never had.

Carolyn said that Jim Morris should recuse himself from any ordinance decisions.

Carolyn would like to know if she can have a winery come in and sell their wine. Attorney Malone said she can't have other vendors come in to sell. She has to own what she sells.

Steve said that Spoutwood is having educational classes. Jim said that he doesn't believe that Spoutwood is complying with the education events. Jim said this should be brought to the Supervisors and they can send the Zoning Officer down there.

The Board discussed the proposed changes to the zoning ordinance. Richard made a motion to send this ordinance to the Supervisors, Jim seconded the motion. The motion carried. Vote 4-0.

The meeting adjourned at 8:25 P.M.

Respectfully submitted,

April K Rehbein
Secretary