

July 28, 2016

The Codorus Township Planning Commission met on July 28, 2016 at 7:00 P.M. Board members present were: Jim Morris, Brenda Miller, Richard Masimore and Lamar Glatfelter. Others present were: Attorney Gil Malone, Bob Gladfelter, April Rehbein, Jonathan Laughman Tina & Mike Livelsberger and Steve & Carolyn Bupp.

The meeting opened with the pledge to the flag.

The minutes were approved as corrected.

Carolyn Bupp and April Rehbein are recording the meeting.

Tina & Mike Livelsberger were present with questions regarding the Inch property on Brenneman Road. The property has two additional building rights and they had questions on were the lots could be taken off. They asked if the area that is now being used for the landscaping business could be used for self-storage units. This would not be permitted. The Planning Commission members will do a site visit to make suggestions for the lots.

Jonathan Laughman presented the subdivision plan for Robin King. The Board was still concerned with the numbers on the lots being 1, 2, and 3. The notes explain this. Jeff Shue has also approved this. The plan still needs to be sent to YCPC for review.

The Board reviewed the proposed changes to the Zoning Ordinance. Bob had questions about the number of 100 for festival. He feels this number is too low. Bob said an Ag promotional event could be over 100 people at any given time. Brenda made a motion to raise the number to 300. Richard seconded the motion. The motion carried. Vote 4-0.

Carolyn Bupp asked what kind of permit will be issued for a festival. Attorney Malone stated that the only restrictions would be that it can only be 72 hours and only once per year. The Board needs to look at and redo the amusement permit ordinance.

Bob Gladfelter mentioned that he doesn't like that cemeteries can only be in rural residential or at place a place of worship. Attorney Malone will look into the regulations for cemeteries.

Bob also had questions about section 605 of the ordinance for buffer yards and screening. The ordinance states that plantings need to be 4 ft. when planted and reach a height of 8 ft. within two years. This is unlikely to happen. Lamar made a motion to change the numbers to 6 ft. when planted and 8 ft. within 8 years. Richard seconded the motion. The motion carried. Vote 4-0.

Carolyn Bupp asked under the existing ordinance is a permit needed for an Ag promotional event. Attorney Malone said a permit is needed for the farm market. The promotional events are an accessory use to the farm market and a permit will not be needed for each promotional event.

The meeting adjourned at 9:00 P.M.

Respectfully submitted,

April K Rehbein  
Secretary