

October 27, 2016

The Codorus Township Planning Commission met on October 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, April Rehbein, Carolyn & Steve Bupp, Bob Gladfelter, Attorney Tim Bupp, Attorney Evan Gable, Josh George, Doug Crawford, David Wilfong, David & Helen Tuten, Rob & Lucy Wood and Beth Lucabaugh.

The meeting opened with the pledge to the flag.

The minutes were approved as presented.

April Rehbein & Carolyn Bupp are recording the meeting.

Josh George was present representing Powers Homes. Josh is proposing a few modifications to the Zoning Ordinance. By changing the required lot sizes the development would increase by approximately 8%. The houses would be the same size just have a smaller lot. The Board was concerned that the WWTP might not be able to handle more houses. Josh will check with the Sewer Authority. Lamar stated if the WWTP can handle the extra houses he is fine with it.

The Board of Supervisors would like to have the Rec fees payed instead of having a recreation area in the development. Josh asked if the Board would like any Recreation space. The Planning Commission would like to see 3.7 acres of Recreation land. Josh will make modifications to plan and return to another meeting.

David Wilfong has a property on Seven Valleys Rd. PennDOT plans on replacing the bridge and will need to take down his house to widen the bridge. He would like to build a new house on his property. His entire property is in the flood zone. Jim told Mr. Wilfong he would need to have a study done to change the flood plain in order to build there.

Doug Crawford presented Rodney Krebs subdivision plan. The plan is to take off 1 acre with a house and sell to Mindy Bouman.

Attorney Tim Bupp was present representing Rob & Lucy Wood. The Woods have an application before the Zoning Hearing Board for a special exception. They would like to have an AG outreach program and have classes to teach people about agricultural and where their food comes from. They would like to have programs from 4-6 times a month to educate people about wildlife, stream life and plant life. Jim was concerned about making sure the buildings are up to code, the number of people that would attend and the issue of parking. Jim said he doesn't feel this meets the requirements of the current ordinance. Jim made a motion to recommend that the Zoning Hearing Board not approve the application for special exception. Brenda seconded the motion. The motion carried. Vote 4-0.

Steve & Carolyn Bupp have filed an appeal with the Zoning Hearing Board. Carolyn stated that Pete Schilling said she could have farm to table events if she had a farm market. The Board said that Zoning Hearing Board should look at each use and decide what they can have. The Board

stated that wedding are not allowed in the AG zone. Richard made a motion to recommend that the Zoning Hearing Board approve the Farm Market and exam all proposed uses, wedding should not be allowed, all other proposed uses are at their discretion. Jim seconded the motion. The motion carried. Vote 4-0.

The Board discussed the proposed ordinance changes. Jim made a motion to remove the word etc. from the definition of Agricultural Promotion events and change to similar uses. Brenda seconded the motion. The motion carried. Vote 4-0.

The meeting adjourned at 9:55 P.M.

Respectfully submitted,

April K Rehbein
Secretary