

June 27, 2013

The Codorus Township Planning Commission met on June 27, 2013 at 7:00 P.M. Board members present were: Tom Moore, Rick Sechrist, Richard Masimore, Lamar Glatfelter and Jim Morris. Others present were: Attorney Malone, April Rehbein, Teri Sechrist, Steve Bupp, Carolyn Bupp and Attorney Charles Rausch.

The meeting opened with the pledge to the flag.

The Board approved the minutes as presented.

The Board reviewed the application for zoning hearing for Steve & Carolyn Bupp. Steve & Carolyn have applied for a zoning hearing to appeal the determination of the Zoning Officer stating the only permitted use for their building is for commercial flower sales. They are also applying for a special exception to use the building for a special events venue.

The Planning Commission believes the determination of the zoning officer is correct because the Bupps do not have the required permits for the building. The Planning Commission feels that the permitted use is a flower and horticultural sale business which would include the sale of containers to hold the flowers. It would not include the sale of antique furniture or other items that are not related to horticultural use.

The Planning Commission does not feel that the business of building sheds is currently permitted. The Bupp's would need to apply for a home occupation permit. Since this use would require outdoor storage they would need to get a special exception from the Zoning Hearing Board.

As far as the event venue the Board would support this use with the following restrictions: That there would be no speakers outside, no music audible to neighboring residents other than between 7:00 A.M. – 6:00 P.M. except on Saturday when music could continue till 9:00 P.M. Music cannot disturb neighboring residents, and parking must be on site. If the special exception is approved all permit required by the Uniform Construction Code will be needed.

The Board reviewed an application for a zoning hearing for the York County Parks. They are asking for a variance to make a parking area for the York County Rail Trail. The Board unanimously approved this application.

Attorney Malone presented a draft of a portion of the proposed sign ordinance. The Board will review this draft and look at discuss it at the next meeting.

The meeting adjourned at 10:00 P.M.

Respectfully submitted,

April K Rehbein  
Secretary