

August 27, 2015

The Codorus Township Planning Commission met on August 27, 2015 at 7:00 P.M. Board members present were: Rick Sechrist, Richard Masimore, Lamar Glatfelter, Brenda Miller and Jim Morris. Others present were: Attorney Gilbert Malone, April Rehbein, Teri Sechrist, Bob Gladfelter, Charlie VanScoyoc, Wendy Tracy, Carolyn & Steve Bupp, Tony Crawford, Doug Crawford, Lacy Wilt and Sue Diaz.

The meeting opened with the pledge to the flag.

The meeting minutes were approved as written.

Wendy Tracy presented a subdivision plan that she had originally presented in 2009. Wendy should have her engineer contact Jeff Shue about the stormwater plan and return to the next meeting with the county comments.

Doug & Tony Crawford would like to do a one lot subdivision on Snyder Mill Road. They will need a sketch plan and stormwater plan for the driveway. A driveway agreement will also be needed.

Lacy Wilt is proposing an event venue on her property on Buffalo Valley Road. This venue would be for weddings, birthday parties and other social events. Attorney Malone explained that this is not permitted in the AG zone of the Township. It is only permitted in the Commercial Zone or in Township owned Recreation Areas or churches.

The Board discussed the land development plan for Hillandale for a proposed poultry barn. The 90 day period will be up before the next Planning Commission meeting. Based on the comments from Jeff Shue Jim made a motion to reject the plan. Richard seconded the motion. The motion carried. Vote 4-0. Brenda abstained from voting.

Carolyn Bupp asked if the board plans on working on the amendments that were recently passed for the Zoning Ordinance. Steve said they recently applied for a processing permit and they were denied. Steve asked if Pete Schilling had a copy of the new amendments. Pete has been given the amendments.

The Board went over the comments form York County Planning Commission for the recent amendments.

The Board discussed the section on Concentrated Animal Feeding Operations requiring a special exception. York County Planning stated that CAFOs are under the jurisdiction of the State and is required to meet all applicable state and federal laws. There would be no grounds on which to deny. Brenda Miller agreed. She feels it would hurt small operations requiring them to have a zoning hearing. Attorney Malone stated that most Township do not require a special exception but doesn't feel it's appropriate to change the ordinance 2 weeks after it was adopted.

The Farm Processing Section 634 was discussed. Jim Morris stated that he thinks co-ops are a good thing. Carolyn Bupp asked if a farm market can be a co-op. Attorney Malone explained that a processing establishment might involve expensive equipment but a farm market you sell what you grow. Carolyn stated that farm markets need coolers and state licenses and inspections. Why can't farm markets go together with other farmers? Attorney Malone doesn't think big farm markets belong in the Ag Zone. Carolyn asked why farm markets can't have produce provided by other farmers. Attorney Malone said that if 50% of the products need to be grown on your property.

Tom Moore stated at an earlier meeting that he thought the requirement of 30% of the product must be grown on the property of the farm processing establishment is too low of a number. Tom thought it should be raised to 50%. Bob Gladfelter thinks it should be raised to 70%. The Board decided to change it to 50%.

The Agricultural Promotion Events section states that no fees can be charged. Bob Gladfelter said this is not right. This will be changed to Agricultural Promotion Events shall be permitted as an accessory use.

Brian Kaltreider reported that according to DEP Hillandale had high levels of arsenic and high levels of sodium and high ph levels. Hillandale paid the fines. Most of the fines were for the Gettysburg facility.

The meeting adjourned at 9:30 P.M.

Respectfully submitted,

April K Rehbein  
Secretary