

July 30, 2015

The Codorus Township Planning Commission met on July 30, 2015 at 7:30 P.M. Board members present were: Rick Sechrist, Lamar Glatfelter, Richard Masimore, Brenda Miller and Jim Morris.

The meeting opened with the pledge to the flag.

Several corrections were made to the minutes. Lamar made a motion to approve the minutes as corrected. Richard seconded the motion. The motion carried. Vote 3-0.

Jack Powell was present representing John Hofmesiter. John is interested in a property located at 3437 Seven Valleys Road. Jack explained at one time the building on this property was divided into four separate dwelling units each had its own kitchen and electric meter. No one has lived in the four dwelling units for over 1 year. He would like to know if the building can be put back into use as a four dwelling unit. Attorney Malone said then non-conforming use has expired. They would need to have a zoning hearing a request a variance. There is another building on the property that they would like to use for commercial use. Attorney Malone said another variance would be needed for this. They could have one zoning hearing for both variances.

Dale Lytle would like to move the property line over approximately 15 feet. Selling his neighbor Joseph Vitale an extra 15 feet. I subdivision plan would be needed and also a merger agreement would need to be drawn up.

Nancy Lippi would like to subdivide the small house off her property. This would be allowed with a subdivision plan. A driveway maintenance agreement would also be needed. Nancy said there is a separate well and septic system for this house. Bill Deal will need to inspect the system. Nancy will contact Bill Deal and then return to the Planning Commission.

Tom Moore had some questions about the proposed changes to the zoning ordinance.

Adam Keller from Team Ag presented a land development plan for Hillandale Farms. The land development plan proposes a new layer house on the existing site. Adam stated that most of the comments from York County Planning and C.S. Davidson have been addressed.

Adam would like to request several waivers as follows.

1. Adam requested a waiver of the maximum slope of basin. Jim made a motion to recommend that the Supervisors grant the waiver for the side slope of the basin. Rick seconded the motion. The motion carried. Vote 4-0. Brenda abstained.
2. Adam requested a waiver of the 18" pipe size to use a 15" pipe. Jeff Shue said a 15" pipe will work. Jim made a motion to recommend that the Supervisors grant the waiver for recommended pipe size of 15". Richard seconded the motion. The motion carried. Vote 4-0. Brenda abstained.

3. Adam requested a waiver for the fence around the stormwater basin. Jim feels that a fence is needed. Richard made a motion to recommend that the Supervisors grant the waiver that no fence is needed around the stormwater basin. Rick seconded the motion. The motion carried. Vote 3-1. Jim voted no. Brenda abstained.

4. Adam requested a waiver for the setting of markers and monuments. Adam stated that none of the property line setbacks come close to this building. Jim made a motion to recommend that the Supervisors do not grant this waiver. Richard seconded the motion. The motion carried. Vote 4-0. Brenda abstained.

5. Adam asked for a waiver for the screening plants. There are no houses nearby. The closest house is down a bank. Richard made a motion to recommend that the Supervisors grant this waiver. Rick seconded the motion. The motion carried. Vote 4-0. Brenda abstained.

Rob & Lucy Woods of Spoutwood Farms presented their application for a Zoning Hearing. They would like to offer educational classes demonstrations and tours on their property. Attorney Malone said he doesn't feel they should be having a Zoning Hearing and should withdraw their application.

Jim made a motion to reject the Hillandale Farms plan for the feed mill. Lamar seconded the motion. The motion carried. Vote 4-0. Brenda abstained.

Jim made a motion to reject the James Bailey plan for chicken houses. Richard seconded the motion. The motion carried. Vote 4-0. Brenda abstained.

Richard had a question for Robin King a resident on Roser Road. She has two properties and would like to adjust the property line to add the barn to the adjoining property. This would be allowed. A subdivision plan is needed.

Tom Moore would like to know why Spoutwood Farm cannot have cooking classes and educational outings on their property. Tom feels something should be added to the ordinance for educational events.

The meeting adjourned at 9:15 P.M.

Respectfully submitted,

April K Rehbein
Secretary