

March 26, 2015

The Codorus Township Planning Commission met on March 26, 2015 at 7:00 P.M. Board members present were: Rick Sechrist, Richard Masimore, Brenda Miller, Lamar Glatfelter and Jim Morris. Others present were: Attorney Gilbert Malone, April Rehbein, Jeff Shue, Adam Keller, and a large group of Township residents.

The meeting opened with the pledge to the flag.

Jim made a motion to approve the minutes, seconded by Rick. The motion carried. Vote 5-0.

Jennifer Collins owns 2 parcels on Fissels Church Rd. One parcel has a house but, the second parcel # CH-72 is just a lot. Jennifer wanted to see if a house could be built on this lot. She was told if the property percs and there is room for a well and septic a house can built there.

Adam Keller from Team Ag presented Jim Bailey's land development plan for a proposed poultry facility and Hillendale Farms land development plan for a proposed feed mill.

Adam explained that the proposed Bailey plan is for 4 chicken houses and an egg processing plant. The proposed Hillendale Farms plan is for a feed mill that will be used to process feed for the chickens on the property. They will have to meet DEP requirements, have an odor management plan and have a Concentrated Animal Feeding Operation (CAFO) permit. Comments from York County Planning and C.S. Davidson will need to be addressed. A wetlands delineation report will be provided. Adam is waiting on a report that reviews potential environmental impacts. Stormwater will be addressed with C.S. Davidson. A nutrient management plan will be in place. Adam also stated that they will be bringing in a Hydrogeologist will be brought in to test the ground water. They will need to demonstrate that the groundwater recharge exceeds the usage.

There was a large group of Township residents at the meeting with questions about the proposed land development plans. Their questioned were addressed as follows:

1. Where can the public get copies of the plans? Copies of the plans can be obtained from C.S. Davidson for the cost of the copies
2. How many feet is the first building from Snyder Mill Rd? Approximately 1,000 ft.
3. How is raw material being delivered to the feed mill? It will be coming in by truck
4. How can a commercial feed mill operate in the AG zone? A feed mill is permitted use in the AG zone.
5. Are there any visual screens proposed? Not at this time but, the Township zoning ordinance does require visual screens.
6. What about the dust? The Township has the right to regulate dust if it is an industrial use.
7. Will runoff problems be created? The stormwater will be managed.
8. Can they expand at this location? Yes it could be expanded. Another land development plan would be needed.

9. Will the feed mill sell to the public? The feed mill will only be used for Bailey's farm and Hillendale operations.
10. What about the condition of Smoketown Road? This is a Penndot road. Penndot is responsible for the up keep of this road.

The Board explained that a feed mill and chicken house are permitted uses in the Ag zone. The egg processing plant might need a zoning hearing. The Board will look into this further.

The Board also explained to the residents that if all the requirements are met the Township cannot stop these plans.

Carolyn Bupp asked Attorney Malone if he has anything on the special events ordinance. Carolyn asked if a wedding is Ag supported if the flowers are grown on the property. She was told no. Carolyn also wanted to know if she could have a farm to table event. She was told this is more like a restaurant. Carolyn would like the Township to look into an Ag entertainment ordinance or agritourism ordinance. Attorney Malone said these activities should be in the commercial zone. Attorney Malone told Carolyn she can sell flowers and have garden tours but, no weddings. Carolyn stated that in order to promote the farm market she needs to have special events to promote sales at the farm market.

Rick made a motion to send the special events ordinance to the Supervisors for review.

The meeting adjourned at 9:45 P.M.

Respectfully submitted,

April K Rehbein  
Secretary