

February 23, 2017

The Codorus Township Planning Commission met on February 23, 2017 at 7:00 P.M. Board members present were: Jim Morris, Brenda Miller, Richard Masimore, Lamar Glatfelter and Rick Sechrist. Others present were: Attorney Malone, April Rehbein, Terri Sechrist, Steve & Carolyn Bupp and Aaron Grieb.

The meeting opened with the pledge to the flag.

The minutes were approved as written.

April Rehbein & Carolyn Bupp are recording the meeting.

Carolyn Bupp has concerns with the Township's kennel ordinance. She feels the ordinance is too soft.

Carolyn also asked if the kennel located on the Hartlaub property would need to have another zoning hearing. Attorney Malone said the kennel would continue with the property. Carolyn wanted to make sure that the ordinance could be enforced. She was told the Zoning Officer can inspect the property and also the SPCA can be called in.

Carolyn stated she received a notice that they were in an illegal subdivision. She said she has been pressured to have a subdivision plan done. Attorney Malone stated that this matter is an enforcement issue. The Planning Commission can't negotiate or discuss possible resolutions to this issue. She should go to the Supervisors. Carolyn asked if they bought out if Mr. Fisher if the issue would be solved. Attorney Malone said yes if the parcels went back to common ownership there would no longer be an illegal subdivision.

The Board discussed the changes to the zoning ordinance. The Board would like to remove the section under farm processing that would allow multiple farms from combining into a single farm processing establishment. Lamar made a motion to change this, seconded by Jim. The motion carried. Vote 5-0.

It was determined that small farms growing their own products are allowed to process those products on their farm without a special exception according to state regulations.

Richard made a motion, seconded by Brenda to make the changes and forward this ordinance to the Supervisors. The motion carried. Vote 5-0

The Board reviewed the changes to the stormwater ordinance. The Board would like for the zoning officer to review the changes before forwarding to the Supervisors.

Lamar asked what qualifies for a home occupation permit. Attorney Malone said if there is no sign, products being sold on the property or customers coming to the property a permit is not needed. This would be considered a no impact home based business.

The meeting adjourned at 8:15 P.M.

Respectfully submitted  
April K Rehbein  
Secretary