

February 25, 2021

The Codorus Township Planning Commission met on February 25, 2021 at 7:00 PM. Board members present were: Brenda Miller, John Amspacher, Lamar Glatfelter and Brian Kaltreider. Others present were: April Rehbein, Steve & Carolyn Bupp, Jim Markel, Ray Thomas, Betsy Cramer, Ed Hengst, Jacob Weichert, Robert Sherry and John Johnson.

The meeting opened with the pledge to the flag.

The minutes were approved as presented.

April Rehbein & Carolyn Bupp are recording the meeting.

Jim Markel and Ray Thomas presented their land swap subdivision plan. The York County Planning Commission comments have been addressed. The plan needs to be signed by all parties and notarized. They will get this done and return next month.

Robert Sherry was present with subdivision questions for 3538 Shaffers Church Rd. He asked if he could subdivide off the house with 3 acres. He was told the ordinance only allows for one acre lots. This could be increased to 2 acres if necessary for well and septic.

Ed Hengst was present with his neighbor John Johnson they would like to do a land swap. Ed presented four different options. The Board said that option four is the only one that would work since it wouldn't create any land locked parcels. Ed will work out the acreages and come back to the Board.

Jacob Weichert would like to use one building right off of the Krebs farm. He would be able to do a one acre lot up to two acres if necessary for well and septic. He is proposing a long driveway coming through the remaining farm. A right of way will be necessary. He was told he can move forward with his plan and he should try to stay in the one acre window.

Carolyn Bupp commented that she is still trying to figure out the merger doctrine in the zoning ordinance. She asked if farms are technically merged and can't be sold separately. Carolyn was told it is explained in the definition of a tract.

The meeting adjourned at 8:10 PM

Respectfully Submitted

April K Rehbein
Secretary

