

November 30, 2021

The Codorus Township Planning Commission met on November 30, 2021 at 7:30 PM. Board members present were: Brenda Miller, John Amspacher, Brian Kaltreider and Tony DePastina. Others present were: Attorney Andrew Herrold, April Rehbein, Vincent & Tony LoPiccolo, Stacey & Clay Gallegos and Steve & Carolyn Bupp.

The meeting opened with the pledge to the flag.

The minutes were approved as presented.

Stacey & Clay Gallegos presented their subdivision plan. Their property has two houses and a mobile home all on one parcel. They would like to subdivide the cape cod off with 1.99 acres. The Board did have some concerns with the lot being larger than 1 acre. Stacey said she was told by Keith Hunnings that the lot could be up to 2 acres. The Board will wait to get the comments from York County Planning Commission.

Carolyn Bupp had a concern with the Township Zoning Map. This map shows her farm and Fishers farm as two individual properties. During their zoning hearing Ed Hengst asked what the map showed.

Carolyn stated that Attorney John Herrold sent a letter in 2015 to Laura Manifold stating the property formerly known as. Carolyn said they are being taxed as separate parcels. She would like to know what the combined tracts were recorded as. She wants to know where the deed is with the combined tracts. Andy said she should email him her questions.

Carolyn Bupp is also concerned that the Board is considering making cemeteries an accessory use in the AG zone. She feels a Zoning Hearing should be required. Carolyn stated the Amish have more than one church district and is concerned with how many cemeteries they will have.

Vincent & Tony Lopiccolo would like to do an add on subdivision. Tony would like to sell Vincent 10 acres from his adjoining farm. This would not be allowed because Vincent's farm would need to be bigger than Tony's farm after the subdivision.

The Snyder property on Bonnair Road was discussed. The Snyder's were at a meeting a few months back to discuss their property. The property has one house and one mobile home all on one lot. They would like to replace the mobile home with a single family dwelling. There was no official approval on this in the past and no records can be found as to why the mobile is on the property. If the Snyder would like to pursue this they would need to have a zoning hearing.

Andy has made changes to the cemetery ordinance that were talked about last month. He will bring this to the next meeting.

Carolyn Bupp commented that she has concern with the Zoning Officer telling someone that could go up to 2 acres on a subdivision.

The meeting adjourned at 8:55 PM

Respectfully submitted

April K Rehbein
Secretary