

July 26, 2022

The Codorus Township Planning Commission met on July 26, 2022 at 7:30 PM. Board members present were: Lamar Glatfelter, Brian Kaltreider, Brenda Miller, John Amspacher and Tony DePastina. Others present were: Attorney Andrew Herrold, April Rehbein, Steve & Carolyn Bupp, Kim Roberts and Zane Williams.

The meeting opened with the pledge to the flag.

The minutes were approved as presented.

Zane Williams was left off the agenda for questions about amending the subdivision plan for 4376 Rice Road. Brian made a motion to amend the agenda. Brenda seconded the motion. The motion carried. Vote 5-0.

Zane Williams was present on behalf of Tom Shaffer. Several years ago, Tom did a subdivision at 4376 Rice Road. There are 4 lots remaining. Tom would like to subdivide off the farmhouse and 23 acres mostly woods and create a forestry operation. Zane was told the Township ordinance would not allow this proposal.

Carolyn Bupp requested that the Planning Commission look at the definition of kennel. Carolyn stated a breeder came back to her house looking for Fisher's to breed his chocolate lab. Carolyn reported this to Simon Schilling and was told the Township doesn't regulate this. She is concerned with where the puppies are being kept. Andy suggested she contact the dog warden. If the dog warden comes out and proves that there are dogs there the Township could enforce the kennel ordinance.

Carolyn also asked if the addresses for the three houses on Beard Lane could be changed to Schuman Road. It was explained that for the purposes of 911 private lanes with two more houses need to have addresses with that lane name.

Carolyn asked about ordinance section 1004 which allows the Zoning Hearing to possibly grant a re-hearing. She could meet with Attorney Herrold and Attorney Miller to discuss this and explain what happened at her first hearing in 2013. Andy suggested she work with her Attorney on this matter.

The York County Planning Commission has returned comments on the proposed private burial ordinance. They recommend that the word tract be changed to parcel, and they also feel the maintenance requirements will be hard to enforce. The Board would like Andy to change the word tract to parcel. Carolyn asked why it is considered an accessory use to AG if nothing is being grown. She asked if this land will be protected by AG laws. She also stated that the ordinance states 200 feet from wells but does not reference springs or water ways. Carolyn also asked why the ordinance doesn't reference the states regulations listed under title 9.

Kim Roberts had concerns with water contamination from private burial grounds that do not use a vault. She commented that Codorus Township is on a sole source aquifer. She is concerned with contaminants getting into the drinking water.

After much discussion the board decided to change the word tract to parcel and the only allow 1 acre to be used as private burial ground. Also change to 100 feet from the property line, 200 feet from neighbors well or spring and 100 feet from owners well or spring.

Andy will make the changes and send back to York County Planning Commission for review.

The meeting adjourned at 9:00 PM

Respectfully submitted

April K Rehbein  
Secretary