

The Codorus Township Planning Commission met on Tuesday, January 30, 2024 at 7:30 pm. Board member present were: Brenda Miller, John Amspacher, Brian Kaltreider, Lamar Glatfelter and Trey Chilcoat. Others present were: Attorney Andy Herrold, Megan Harris, Stephen Stoltzfus, Attorney John Wilson, Adam Smith (C.S. Davidson), Joshua George (Landworks Civil Design), Dave Mitchell, Scarlett Amspacher, Janet Dickie, Steve & Carolyn Bupp, Tara Welsh, & Kim Roberts.

The meeting opened with the pledge to the flag.

The minutes were approved as presented.

Carolyn Bupp and Megan Harris recorded the meeting.

Stephen Stoltzfus, represented by Attorney John Wilson appeared before the board to discuss the Zoning Hearing Appeal that they have submitted regarding the revocation of a permit to operate a sawmill at 6432 Steltz Road. After a brief discussion, the Planning Commission voted not to make a recommendation regarding the appeal. Motion by Lamar Glatfelter, Seconded by Brian Kaltrider. Motion Carried.

Joshua George and Adam Smith were present to review the final subdivision plan for The Hills at Valley View. There was a brief discussion of the final subdivision plan and the comments made by C.S. Davidson and the York County Planning Commission. The planning commission voted to recommend the approval of the subdivision plan by the Board of Supervisors pending some administrative updates. Motion by Brenda Miller, Seconded by Brian Kaltrider. Motion Carried.

Ralph Wright submitted a letter to the planning commission regarding a right-a-way agreement for a driveway to his property. The right-a-way is shown in the Subdivision plan for Phase 5 of the development. Adam Smith of C.S. Davidson and Joshue George of Landworks Civil Design agreed that the Right-A-Way has been documented appropriately. Mr. Wright will appear at the February planning commission meeting.

Dave Mitchell was present to inquire about subdivision options for the family farm located at 11602 Rockville Road. He is interested in subdividing off a piece of land for family cookouts and get togethers in the area of the pond on the property. There is not an available dwelling right on the property. There are no dwelling rights available on the adjoining property. There was a brief discussion regarding agricultural properties in the township, and specific sections of the township code.

John Amspacher recused himself from the board.

John and Scarlett Amspacher were present regarding the consistent noise that hear daily from the dogs on an adjacent property. They also wanted to discuss that there is no noise ordinance in the township relating to barking dogs or nuisance pets. There is no ordinance relating to pets, outside of the kennel ordinance. Andy Herrold recommended that they file a written complaint to the township office to be investigated by the township Zoning Officer.

Under public comments there was some additional comments regarding the Stoltzfus Sawmill Appeal.

The meeting was adjourned at 9:35pm.