

The Codorus Township Planning Commission met on Tuesday, June 25, 2024 at 7:30 pm. Board members present were: Brenda Miller, Brian Kaltreider, John Amspacher, and Trey Chilcoat. Others present were Megan Harris, Andy Herrold, Lamar Glatfelter, Louisa, Matthew, George & Susan Hartenstein, Diane Lear, Ann Rogers, Joe & Pat Isch, Steven & Carolyn Bupp, Kim Roberts, Christine Schwarz, Doug Crawford, Sadik & Tiffany Bullaj, and Kirk & Ruth McClelland.

The meeting opened with the pledge to the flag.

The minutes were approved as presented.

Carolyn Bupp and Megan Harris recorded the meeting.

The members of the Planning Commission signed the Hills at Valley View, Phase 2A subdivision plan. The subdivision plan was approved at the January 30, 2024 planning commission meeting pending administrative updates. The necessary updates have been completed.

Louisa, Matthew, George, and Susan Hartenstein appeared before the planning commission to ask questions about subdividing their farm property on Myers Road to add additional land to their farm property on Johnson Road. They ultimately are looking to increase the size of the Johnson Road property to make that property eligible for the clean and green program. There was a previous discussion at a meeting in 2023, and several members of the planning commission visited the site. It was determined that that it would be possibility and that a dwelling right would need to be relinquished to do so. The family has decided that they would like to move forward, knowing that a dwelling right would be relinquished. They will contact a surveyor to have a plan drawn up and Louisa will contact the township office via email to confirm the remaining dwelling rights on each property.

Sonny and Tiffany Bullaj appeared before the planning commission to ask questions about subdividing a lot off their farm on Cherry Run Road to build a smaller house on, and a family member would then live in the farmhouse. They can subdivide a lot up to (1) acre. They will conduct the perk and probe, contact a surveyor to have a plan drawn up, and will contact the township office via email to confirm the remaining dwelling rights.

Douglas Crawford appeared before the planning commission seeking approval for a subdivision plan for Logan and Erin Foore for their property on Greenmount Church Road. He also requested approval of a Sewage Facilities Planning Module Application to be sent to Pennsylvania DEP. The Application was signed by Brandon Bishard, SEO, from Hanover Land Services. A motion was made by John Amspacher. The motion was seconded by Brian Kaltreider. Motion carried to recommended approval of the subdivision plan, pending completion of the recommendations of the York County Planning Commission, items #1, #5, & #7. There was a consensus to sign the Sewage Facilities Planning Module Application, and it was signed by Brenda Miller. Doug will mail the application to DEP. A copy of the application was retained in the township office.

Carolyn Bupp expressed her opinion about how dwelling rights have been handled in the township and asked questions about an ACRE complaint that was filed with the attorney generals office. The ACRE complaint was denied.

Under Public Comment-

Kim Roberts asked a question regarding the sawmill operations. Andy Herrold stated that he is still operating based on that an appeal of the zoning hearing was filed.

Carolyn Bupp questioned the advertising of a recent Zoning Hearing. Andy Herrold stated that the all public entities must follow the Sunshine Law, and be publicly advertised. The municipal code requires that a zoning hearing be advertised in the newspaper and posted on the property. There was discussion about information being shared to the township website and social media.

Joe Isch suggested that board members have name plates and that additional information be included in the meeting minutes.

Carolyn Bupp and Kim Roberts asked questions about the soil maps and the comprehensive plan update. The soil maps have not been used in the same way that they were in the past. This is something that could be addressed in future ordinance updates. C.S. Davidson submitted a grant application to do a comprehensive plan update in 2025.

The meeting was adjourned at 8:52pm

Respectfully Submitted,

Megan Harris