

The Codorus Township Planning Commission met on Tuesday, July 30, 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, Jeff Shue of C.S. Davidson, Lamar Glatfelter, Josh & Samantha Humphrey, Glenn & Shannon Hamm, Mark & Chris Foore, Stacey MacNeal, Josh Myers of Shaw Surveying, Kim Roberts Steven & Carolyn Bupp, Wendy Tracy Harman, Douglas Crawford, Sadik Bullaj, Christine Schwarz, Bill Frahn, and Richard Colton.

The meeting opened with the pledge to the flag.

The minutes were approved as presented.

Carolyn Bupp and Megan Harris recorded the meeting.

Josh Myers of Shaw Surveying presented the Bupp/Fisher subdivision plan to the Planning Commission. Written comments were received from the York County Planning Commission and from Jeff Shue of C.S. Davidson prior to the meeting. Josh highlighted some corrections that need to be made to the plan based on the professional comments, including the designation of lots, and dwelling unit allocation. Stacey MacNeal stated that an agreement was previously signed by the parties allocating the dwelling units. Trey Chilcoat made a motion to approve the subdivision plan pending confirmation that the corrections based on the comments are addressed. The motion was seconded by Brian Kaltreider. Motion carried. The subdivision plan will be signed at a Planning Commission meeting once the corrections are made.

Douglas Crawford appeared before the planning commission at the June meeting representing Logan and Erin Foore to Subdivide their property on Greenmount Church Road. In addition to seeking approval for a subdivision plan, he also requested signatures for a Sewage Facilities Planning Module Application to be sent to Pennsylvania DEP. Douglas appeared at tonight's meeting, and stated that DEP rejected the Sewage Facilities Planning Module Application. DEP requested that The Component One application be completed, that does not require a back up perk. Jeff Shue confirmed that this is administrative in nature. A new legal description will need to be submitted with the subdivision plan for the Board of Supervisors' approval. Brenda Miller made a motion to accept the subdivision plan and to sign the component one application. The motion was seconded by Brian Kaltreider. Motion carried. The subdivision plan was signed by the planning commission members. The plan cannot move forward to the Board of Supervisors until the DEP Component One application is approved by DEP, and the Legal Description is submitted.

Douglas Crawford appeared before the planning commission representing Allen & Wendie Case and Jeffery Schaeffer. There was a zoning hearing on June 4, 2024, in which the Zoning Hearing Board granted a variance to create a parcel greater than one acre in size based on the applicant having met his burden of proof to establish a physical hardship on the property. Brenda Miller made a motion to recommend approval of the subdivision plan pending the outstanding items. The motion was seconded by Brian Kaltreider. Motion carried. The subdivision plan was signed by the planning commission members. The plan cannot move forward to the Board of Supervisors until the owners have signed the plan, the plan has been notarized, the deed description is submitted, and the plan has been reviewed by Jeff Shue.

Sonny and Tiffany Bullaj appeared before the planning commission at the June meeting to ask questions about subdividing a lot from their farm on Cherry Run Road to build a smaller house on. A family member would then live in the farmhouse. They can subdivide a lot up to (1) acre. Sonny appeared at tonight's meeting to ask for a waiver on surveying the full property because there have been previous surveys, and the property boundaries are clear. Jeff Shue felt that they need to hire a surveyor prior to requesting a waiver, as the surveyor will need to decide on what they are comfortable with doing.

Josh Myers of Shaw Surveying appeared before the planning commission representing The Estate of Earl Gray to ask questions about making some lot line adjustments on the property located on Shaffers Church Road. The

farm is in North Codorus Township, and the previously subdivided lots from the farm that are in Codorus Township. The family intends to sell the farm to settle the estate but is being proactive to fix the encroachment issues prior to the sale of the property. Lot 1 has a garage on the property that does not meet the setback requirement and is in the Rural Residential district. The zoning ordinance does not limit the size of a lot in the Rural Residential Zone. Lot 3 relies on a well that is on the farm to supply water to the house and is in the Agricultural District. Andy Herrold stated that the Planning Commission can recommend, and the Board of Supervisors can approve a Subdivision based on adjusting the property lines for the well. The Zoning Officer can decide if the adjustments for the well are reasonable. Any further changes would need to go through the Zoning Hearing Board. Josh will draw up the subdivision plan and submit for the pertinent reviews.

Wendy Tracy Harmon appeared before the planning commission to ask questions about subdividing property owned by her parents to join the lot that she owns. They would like to add to their property because there is currently a right of way for their driveway across her parents' property and they would like to increase the size of the property to meet the requirements of Clean & Green. The portion of the property that they are looking to subdivide is all wooded, and they would like to preserve the mature trees. The Zoning Ordinance does not allow for this board or for the Board of Supervisors to allow a subdivision of this size. Andy Herrold stated that the property owner would need to seek their own legal advice, and that only the Zoning Hearing Board could decide to allow or disallow this type of subdivision.

Under Public Comment, Carolyn Bupp asked a question about the advertising of a zoning hearing. Andy Herrold stated that the Hearing was advertised under the requirements of the Municipal Planning Code, and that the concerns had been addressed regarding advertising on the website.

The meeting was adjourned at 8:35pm

Respectfully Submitted,

Megan Harris