

The Codorus Township Planning Commission met on Tuesday, September 24, 2024 at 7:30 pm. Board members present were: Brenda Miller, Brian Kaltreider, John Amspacher, and Trey Chilcoat. Others present were Megan Harris, Eric Holley, Clark Thoman, Kim Roberts, Tara Welch, Steven & Carolyn Bupp, Mandy LoPiccolo, Steve Harner & Ben Burget.

The meeting opened with the pledge to the flag.

The minutes were approved as presented.

Carolyn Bupp and Megan Harris recorded the meeting.

Brenda Miller explained that we are shifting the format of public comment to reference that Public Comment for Agenda Items would take place at the beginning of the meeting and public comment for non-agenda items would take place at the end of the meeting. The planning commission needs to be able to deliberate on the agenda items and conduct business without repeated interruptions during the meeting. Several attendees asked questions that were addressed. Under public comment related to agenda items, Steve Harner presented a document regarding firewood quarantine. Kim Roberts presented a document from the Department of Labor referencing Forestry and Lumbering as it relates to agriculture.

Ben Burget of Burget Associates for Baltimore Street Land Partners appeared before the planning commission requesting approval of the Final Land Development Plan for the solar field that will be built at the northern end of the township. Most of the land being developed is in Jefferson Borough. There is only a small sliver of land (approximately 6/10 of an acre) in Codorus Township, and no solar panels will be installed on the property that is in Codorus Township. Ben explained that the process for installing the panels creates minimal land disturbance. Low maintenance grass will be planted, that will be maintained at a height that maximizes efficiency of the panels. There will be very little traffic in and out of the field once installation is completed. A fence and screening vegetation will be installed. Brenda Miller made a motion to approve the plan. Trey Chilcoat seconded the motion. Motion carried.

Carolyn Bupp spoke about Ordinance Discrepancies and referenced the YCPC document "Protecting York County's Rural Environment, Current Zoning and Preservation Practices." Carolyn expressed her opinion that she feels that the township should reconsider the transfer of dwelling rights in the next comprehensive plan update. She also stated that the board needs to decide if dwelling rights are assigned based on the merger of the parcels, when continuous parcels are owned by the same owner, as well as if parcels can or can not be separated without a zoning hearing or a variance.

The current zoning ordinance does not define a sawmill. There was a discussion about making an update to the zoning ordinance to define mills and sawmills. It was discussed if there are other types of mills that should be defined, and no other definitions were identified. There was also discussion about defining principal use and accessory use sawmills. After a lengthy discussion it was determined that more research needs to be done before proceeding.

The 2025 Meeting Schedule was presented to the Planning Commission. In 2025 Planning Commission meetings will be held on the third Tuesday of each month, to allow more time in between the Planning Commission meeting and Board of Supervisors meeting. In some cases, in the last year, the meetings were too close together for revisions to be made to plans seeking approvals. Brenda Miller made a motion to approve the meeting schedule. Trey Chilcoat seconded the motion. Motion carried. The meeting schedule will be forwarded to the Board of Supervisors for approval.

At the end of the meeting Brenda Miller thanked Megan Harris for the work that she did to coordinate the Memorial Dedication Ceremony for the Memorial for April Rehbein. Brenda then thanked Trey Chilcoat and his company, From The Ground Up for the donation of the supplies and labor to install the memorial at the park. The work that his team did turn out beautiful. Megan added that April's Family expressed their appreciation for the fact that there is a beautiful place that is dedicated to April's memory.

The meeting was adjourned at 9:12pm

Respectfully Submitted,

Megan Harris