

The Codorus Township Planning Commission met on Tuesday, October 29, 2024 at 7:30 pm. Board members present were: Brenda Miller, Brian Kaltreider, John Amspacher, Trey Chilcoat, and Christine Schwarz. Others present were Megan Harris, Andy Herrold, Jeff Shue, Clark Thoman, Kim Roberts, Tara Welch, Steven Bupp, Josh Myers of Shaw Surveying, Steve Brenton, Janet Dickie, Cyril Whitesides, Leslie Humphrey, Gabrielle Griffith, Jason Condon, Sharon Gilbert, & Richard Colton.

The meeting opened with the pledge to the flag.

Brenda Miller welcomed Christine Schwarz as a new member of the planning commission.

The minutes were approved as presented.

Steven Bupp and Megan Harris recorded the meeting.

Public Comments- Agenda Items

Steve Brenton, Owner of Jefferson Firearms presented copies of documents from recent court cases related to shooting ranges.

Josh Myers of Shaw Surveying appeared at the meeting representing The Gray Estate seeking recommendation for final approval of the subdivision plan, that is adjusting lot lines on the property and creating no additional lots. The Farm is in North Codorus Township, and the lots are in Codorus Township. Josh reviewed the comments from C.S. Davidson and the York County Planning Commission. North Codorus Township will sign off on the plan. There are no changes taking place withing North Codorus Township. Brenda Miller made a motion to sign the subdivision plan pending the new legal description, Approval of the Planning Module Waiver, and approval from North Codorus Township, Brian Kaltreider seconded the motion. Motion Carried. Josh made the notation that he had printer issues, and the print quality was not the best. The planning commission members signed the plan that was available at the meeting tonight. They will resign the final copy at the convenience of the planning commission members.

There was a brief discussion of the updates that Megan Harris has been working on for the Subdivision Plan Checklist and Application. Jeff Shue had some additional comments that he will discuss with Megan.

There was a brief discussion of subdivision vs land development plans.

At the last meeting there was discussion of the difference between a principal use and an accessory use sawmill, and how to make the differentiation between the two. At the beginning of the conversation at this meeting, Megan Harris shared the Manheim Township Ordinance that defines Principal use and accessory use sawmills. Andy Herrold reiterated that the current ordinance does not clearly define types of mills and that cleaning up this definition will make the ordinance clearer. A draft ordinance was presented to the board about a year ago, but the members of this board have changed before the ordinance was acted upon. This board would make a recommendation, and it would be up to the board of supervisors to act on an ordinance change. The Planning Commission members will think about this more, and will continue the discussion at a later meeting.

Andy Herrold presented some bullet points for Consideration of an Ordinance that would lawfully restrict the discharge of firearms. Andy feels that any restrictions that we would consider, should mirror the regulations that have been upheld in a recent court case. A few township residents made statements about specific instances of neighbors shooting. The planning commission members will think about this more and will continue the discussion at a later meeting.

Under public comment Janet Dicke asked some questions about storm water runoff. She has had water tests show contamination in her drinking water and is concerned about where the contamination could be coming from. It is unlikely that the contamination is coming from stormwater runoff. Janet will contact the township office with specific details of the situation for follow up by the township professionals.

The meeting was adjourned at 9:12 pm

Respectfully Submitted,

Megan Harris