

The Codorus Township Planning Commission met on Tuesday, March 18, 2025 at 7:30 pm. Board members present were: Brenda Miller, Brian Kaltreider, Trey Chilcoat, and Christine Schwarz. Others present were Megan Harris, Andy Herrold, Crystal Myers, Cooper Myers, Joshua Walden, Dawn Malben, Jake Boyer, Gabriel Boyer, Tessa Boyer, Russell Teeter, Henry Fisher, Sam Fisher, Kelly Fisher, Steve and Carolyn Bupp, and Jason Gross.

The meeting opened with the pledge to the flag.

The minutes were approved as presented.

Carolyn Bupp and Megan Harris recorded the meeting.

Public Comments- Agenda Items

Carolyn Bupp stated that the Sawmills were taken out of the agricultural district by ordinance 2015-04.

Sonny Bullaj appeared before the planning commission requesting signatures of their subdivision plan for a one lot subdivision on Cherry Run Road. The plan received conditional approval at the December 2024 meeting. The Conditions of the approval have been satisfied. The plan was signed by the Planning Commission members in attendance.

Carolyn Bupp spoke regarding her opinions of Pre-Zoning Hearing Ordinance Challenge/Interpretation – Zoning/SALDO Inequities.

Andy Herrold presented a draft of the Zoning Ordinance update defining Mills and Sawmills. Andy clarified that the Codorus Township Zoning Ordinance defines feed and grain mills, and the question arose of does this also apply to sawmills. This ordinance defines personal use sawmills as a permitted use by right in the agricultural zone. Sawmills would only be allowed in the General Commercial Zone. Feed and Grain mills would still be permitted by special exception in the Agricultural Zone. After a brief discussion Brian Kaltreider made a motion to send the ordinance to the York County Planning Commission for review. The Motion was seconded by Trey Chilcoat. Motion Carried.

There was a brief discussion whether to continue discussions of a safe shooting ordinance. It was the consensus among the planning commission members not to pursue discussing this ordinance.

Brenda Miller announced that plans are being made to work with the York County Planning Commission to review the Subdivision and Land Development Ordinance (SALDO). York County Planning Commission has a model ordinance for Subdivision and Land Development, and the goal is to have the Codorus Township Subdivision and Land Development Ordinance more closely match the model ordinance.

The meeting was adjourned at 8:15 pm

Respectfully Submitted,

Megan Harris