

MINUTES OF THE CODORUS TOWNSHIP PLANNING COMMISSION
January 5, 1995

The Codorus Township Planning Commission held a special work meeting on January 5 to gather information on the township fly problem. Board members present were Donald Bollinger, Solicitor Gil Malone, Tom Moore, Jim Bailey, Richard Masimore, Supervisor Lamar Gladfelter, and Zoning Officer Irvin Rappoldt. George Williams brought Doug Goodlander to the meeting to share with the board information on the ordinance being put together for the state.

Under the new ordinance a 2000 lb. animal weight per acre would be used as a guideline for manure produced. This would include rented ground. The township will have a copy of the manure management manual and the clean streams act. The proposed ordinance would probably be adopted by the state around the beginning of 1996 and pertains to concentrated animal operations. All concentrated animal operations will have to have approved manure management programs including storage and handling and will need a conservation plan taking into consideration erosion and diversion areas. The state conservation commission will administer this. A permit from DER will be required to deviate from the manure management manual.

Any new ordinance drawn up by the board would only be in effect until the new state ordinance would take effect. The state ordinance would supersede anything that we had in that regard. At the present, the township has a liquid manure ordinance that is more strict than anything the state has.

It was suggested that the term (owner) operator should be defined.

Also, there is the possibility of an environmental impact study required at the discretion of the zoning board.

Another suggestion was to permit operations in the township but to keep them small.

There being very little commercial area in the township creates another problem with placing a commercial operation.

Violations of manure handling or stream pollution would be investigated by DER or the Pennsylvania fish commission.

Regarding the fly problem, the board recommended securing the aid of the state entomologist to begin working in the area this spring to determine the primary source of the problem and to try to arrive at a long-term solution.

The manure problem in the township will be dealt with as it occurs by following guidelines in the manure management manual. The suggestion was made that someone in farming should talk to farmers who may have a management problem and try to solve the problem before lawsuits are begun. Also, DER will investigate reported problems.

Regarding the traffic problem, the supervisors reported that a survey was completed and that the road will be posted. It was also suggested that alternate routes be used as well.

The impact potential relative to housing values was discussed. The board has no knowledge of any real estate that

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has dropped in value due to farming operations.

In an agricultural community and zone, there are many activities that are ag-related that must be allowed even if it is not agreeable to some residents.

Any health and safety violations due to flies will be investigated by DER.

As a whole, the board will study the whole situation in more detail.

Respectfully submitted,

Richard Masimore
Secretary