

The Codorus Township Planning Commission met on Tuesday, April 15, 2025 at 7:30 pm. Board members present were: Brenda Miller, Brian Kaltreider, John Amspacher, and Christine Schwarz. Others present were Megan Harris, Jeff Shue of C.S. Davidson, Claude and Linda Gladfelter, Janet Dicke, Lamar Glatfelter, Lee Faircloth of GLB&A, Tara Welsh, John Beiler, Eric and Stephanie Hake, Melinda Nelson, Barbara Allen, Elizabeth Harris, Jason Gross, Ryan Haller of Hanover Land Services, Rob Barley, and Grant Anderson of GHI via telephone.

The meeting opened with the pledge to the flag.

The minutes were approved as presented.

Megan Harris recorded the meeting for the purpose of preparing the meeting minutes.

There were no Public Comments for Agenda Items.

Ryan Haller of Hanover Land Services appeared before the Planning Commission representing Christian Esh. Hanover Land Services has prepared a land development plan for Mr. Esh's property on Krebs Rd. The waiver that he is requesting is to waive the preliminary plan requirement. He is requesting recommendation to approve the final land development plan. Jeff Shue stated that the Stormwater Management Plan and the Land Development Plan have been reviewed and are in order and recommended approval of the land development plan. Ryan Haller confirmed that the plan was reviewed by the York County Planning Commission. A motion was made by Brenda Miller to recommend the approval of the land development plan and seconded by Brian Kaltreider. Motion carried. The land development plan was signed by the members of the Planning Commission.

John Beiler appeared before the Planning Commission regarding his farm on Rockville Rd. He is requesting the waiver of the requirement of a land development plan. Jeff Shue stated that that he felt that the stormwater management plan met the requirements and that no land development plan was needed. A motion was made by Brenda Miller and seconded by Christine Schwartz to recommend the approval of the waiver request for the Land Development Process requested by John Beiler. Motion carried.

Rob Barley and Lee Faircloth of GLB&A appeared before the Planning Commission with a sketch plan regarding a lot line adjustment on the Rice Rd. property. They are looking to transfer 2 lots that were approved in 2008 to a different location on the property. After an extended discussion it was determined that the proposed adjustments do not meet the guidelines set forth in the Township ordinance, mainly that the lots are oversized. They will revise their plan and resubmit a new sketch plan.

Eric and Stephanie Hake and Grant Anderson of GHI appeared before the Planning Commission with a sketch plan to consolidate the 2 properties that the Hake's own on Fissels Church Rd. They received a violation notice from the township zoning officer. They constructed a building on the lot that does not have a principal structure and they currently own 7 goats and 15 to 18 chickens that they brought with them from their previous property. They are attempting to combine the lots to have a principal and an accessory structure on the property and meet the ordinance requirements of 1 1/2 acres for keeping livestock. The property is zoned rural residential and they are adding a small piece of property that they are purchasing from their neighbor. The Planning Commission members agreed that they can move forward with creating a consolidation plan for the property.

There was no additional public comment. The meeting was adjourned at 8:10 pm

Respectfully Submitted,

Megan Harris