

Codorus Township Planning Commission

Meeting Minutes October 21, 2025 7:30 pm

Planning Commission members present were Brenda Miller, Brian Kaltreider, John Amspacher, Trey Chilcoat, and Christine Schwarz. Others present were Andy Herrold of MPL Law Firm, Jeff Shue of C.S. Davidson, Megan Harris, Janet Dickie, Rob Barley, Lee Faircloth, Jeffery and Barbara Allen, Stephen Stoltzfus, Carolyn Bupp, Randall Buffington, Tara Welsh, Kim Roberts, Tim & Lori Shultz, Clark Thoman, Eric and Stephanie Hake, & Jason Gross.

1. Call to Order

The meeting was called to order with the Pledge of Allegiance.

2. Approval of Previous Minutes

Minutes approved with corrections.

3. Public Comment on Agenda Items

Data Center Ordinance

Discussion: A resident raised questions regarding a data center ordinance circulating in neighboring townships. Megan Harris explained that between the last Board of Supervisors meeting and the current meeting, the Supervisors requested a draft ordinance.

- The draft is based on the York County Planning Commission (YCPC) model and examples from East and West Manchester. Pennsylvania is proactively encouraging data centers. If the Township does not define the use in the zoning ordinance, data centers could be allowed by special exception without specific controls. The proposed ordinance adds "Data Center" as a use permitted by special exception in the General Commercial District with specific requirements.
- The Planning Commission acknowledged receipt of the draft and will review it.

4. Hake / Swan Subdivision Fissels Church Road

Applicant Representative: Grant Anderson (GHI Engineers and Surveyors).

- This subdivision proposal involves three parcels. The plan Consolidates two parcels owned by Eric and Stephanie Hake and an add on Lot line adjustment taking a small portion of land owned by Leticia Swan parcel. The plan creates one 1.5-acre parcel (resolving a zoning violation regarding livestock). There is an existing non-conformity regarding lot frontage. The reverse subdivision widens the lot, but does not satisfy the current lot frontage requirements, so the non-conformity will be carried forward
- Engineer's Review: Jeff Shue confirmed all technical issues were addressed. The plan requires owner signatures and a waiver for the preliminary plan requirement.
- Action:
 - Motion: Christine Schwarz made a motion to grant the waiver for the Preliminary Plan requirement. The Motion was seconded by Brenda Miller. Motion Carried.
 - Motion: Brenda Miller made a motion to approve the Subdivision Plan. The Motion was seconded by Christine Schwarz. Motion Carried.

5. Allen Subdivision

Applicant Representative: Grant Anderson (GHI Engineers and Surveyors).

Project Overview: Consolidation of two parcels with one existing dwelling (a previous second dwelling was removed). There is an existing non-conformity regarding lot frontage. The reverse subdivision widens the lot, but does not satisfy the current lot frontage requirements, so the non-conformity will be carried forward

Engineer's Review: Similar to the previous plan, Shrewsbury Township deferred review. Jeff Shue confirmed comments were addressed.

- Action:
 - Motion: Trey Chilcoat made a motion to grant the waiver for the Preliminary Plan requirement. The motion was seconded by Christine Schwarz. Motion Carried.
 - Motion: Brian Kaltreider made a motion to approve the Subdivision Plan. John Amspacher seconded the motion. Motion Carried.

6. SRF2 G4, LLC- Rice Road Subdivision

- Applicant Representative: Lee Faircloth of GLB&A
- Project Overview: A proposal to relocate previously approved building lots (indicated in blue on the plan) to a new location (indicated in red) to avoid steep slopes and creek setbacks associated with the original approval.
 - The new proposed lots are wooded but offer better buildable areas.
 - Two building rights are being transferred to the new lots; one right remains with the residual farm property.
- Engineer's Review: Jeff Shue noted the logic behind the move regarding buildability and had no objections. The Board expressed a favorable consensus regarding the plan. The applicant will move forward with the drafting of the subdivision plans.

7. Stephen Stoltzfus Variance Application

The applicant is requesting a variance to transfer a building right from a property on Bonnair Road to a non-contiguous property on Steltz Road.

The applicant wishes to operate a sawmill and have a primary residence on the Steltz Road property. The Zoning Hearing Board previously determined he lacked the dwelling rights for both uses on that site. He subsequently purchased the Bonnair property (which has rights) to transfer the right.

Discussion:

- Township ordinance prohibits transferring dwelling rights between non-contiguous lands.
- The Board discussed that the Bonnair house, while requiring work, is habitable, meaning the applicant could live there and work at the sawmill, or move the sawmill.
- Concerns were raised about setting a precedent ("opening a can of worms") by going against the clear text of the ordinance.

The Planning Commission conducted a roll call. The Board unanimously agreed not to recommend approval of the variance to the Zoning Hearing Board, citing the ordinance requirement that land must be contiguous for rights transfer.

8. Data Center Ordinance

The Draft Data Center Ordinance was addressed earlier in the meeting. The Planning Commission Members will review and discuss at a future meeting.

9. 2026 Meeting Schedule

The Planning Commission Meeting Schedule for 2026 was discussed. It was decided that the planning commission would meet on Wednesday, May 20 due to the building not being available on Tuesday, May 19 due to Election Day. And that meetings would be held in November and December. Christine Schwarz made a motion to approve the meeting schedule. The motion was seconded by Brenda Miller. Motion Carried.

The Meeting was adjourned at 9:12 pm

Respectfully Submitted,

Megan Harris

Secretary/Treasurer