

NORTH CODORUS TOWNSHIP
July 11, 2023

BOARD OF SUPERVISORS

Chairman Dennis Ilyes called the regularly scheduled meeting to order at 7:00 p.m. Supervisors present: Dennis Luckenbaugh and Jackson LeVault. Present on behalf of the Township: Manager Melissa Altland, Zoning Officer Jeffrey Martz, and Solicitor Charles Rausch Also present: Recording Secretary and about 13 citizens.

I. **Announcements**

An executive Session regarding the Police Force was held prior to this evenings BOS meeting. No action was taken.

II. **Agenda**

No changes to the published information.

III. **Minutes**

Motion by LeVault second by Luckenbaugh to approve the minutes of the Board of Supervisors meeting of June 6, 2023. All members voted aye; motion carried.

IV. **Treasurer's Report**

Motion by Luckenbaugh second by LeVault to approve the Treasurer's Report for June 2023 as presented. All members voted aye; motion carried.

V. **General Public Comment**

Attorney Snyder on behalf of Seth Predix, owner of 1470 Fire Hall Road in the Village Center District. Attorney Snyder stated that they attended a prior Planning Commission meeting, in which the Planning Commission were in favor of the adaptive reuse project. They then went to the Zoning hearing Board for 8 variances and found the project did not fit within the current ordinances, currently there is not a rehabilitation ordinance for the Township. He stated that they have previously worked with other Townships to write a rehabilitation ordinance that would allow projects like this. The proposal that they will be submitting after tonight's meeting is a petition for a text amendment to allow a rehabilitation overlay that will have two components. 1) The property must be identified as a blighted property based on conditions. (*i.e., utilities must be disconnected and be an attractive nuisance to children, have asbestos, mold or damaged beyond repair*) 2) Relaxation of the requirements to allow more density to permit a project like this.

Seth stated the matter of his business is adaptive reuse, remodeling old, blighted properties and repurposing them into something useful for himself, and the community. The zoning is very strict and to revitalize the property he had to apply for 8 variances which the current zoning did not allow.

Solicitor Rausch stated that adaptive reuse is becoming more and more popular, and it is not unusual to try to reuse the existing buildings that do not fit the current definitions in the zoning ordinances. It can be regulated but it can not apply to just the current property. You can regulate what kind of building or how serious the blight must be. Solicitor Rausch also stated that this board

does not enforce deed restrictions, what they would be looking at is an ordinance that would allow redevelopment of blighted properties throughout the Township.

Solicitor Rausch stated that Mr. Predix will submit the proposed text amendment so that it will be on the agenda for the next Board meeting held on August 1st, 2023. Not for approval but rather to authorize staff and the solicitor to continue with procedure.

Denny Krouse with Stoverstown Athletic Association is requesting the Board of Supervisors repair the roof and flashing on the grandstand. The rubber roof is currently peeling back and leaking, he is also requesting to have the pavilion semi-enclosed which will allow them to store the tractor for mowing. The well pump is also not operating and needs to be replaced. He stated that he would be willing to install the new pump if purchased but suggested purchasing a submersible well pump.

Ms. Altland suggested that Travis look at the roof and enclosure possibilities. Chairman Ilyes stated the Board has no issues looking into fixing these issues as it is a Township property, and they will have Travis look at the cost for the repairs that need to be made.

VI. **Fire Report for June 2023**

Tim Carr gave the Fire company report for June 2023. They had 27 calls with no damage, average was about 7.7 individuals, 14 of those calls were mutual aid calls outside of the Township. Year to date 134 calls, \$515,000.00 worth of damage, 42,065 gallons of water used with approximately 7 individuals per call.

VII. **Permits, Plans and Modules**

A. Strawberry Fields Final Phase II - Bob Sharrah was present on behalf of the last phase of the plan. The preliminary plan was approved in 2021. There were several waivers that were granted and were carried through to this phase. There have been no changes in the plan or lot layout. The letter dated June 2, 2023, from the engineer has only administrative items listed. The financial security was also approved on June 11, 2023, from the Township engineer.

Motion by LeVault, second Luckenbaugh, to approve the Strawberry Fields Final Phase II plan, subject to conditions stated in the engineer's letter dated June 2, 2023. All members voted aye; motion carried.

VIII. **Administrative Reports**

A. Supervisor's Report

1. Mr. Luckenbaugh gave the police report for July 2023. Police Department's National night out will be held Tuesday, August 1st, 2023, at 5:30 – 8:00 p.m. at the Dover Borough's Fire Hall.
2. Public Works: WWTP- Tar and chipping was completed. All the storm pipes for road projects have been completed. Park parking lot was paved, Firehall's parking lot was also paved, and both have been completed. Lines will be painted later.

B. Manager's Report

1. Ms. Altland reported that the Countywide burn ban was lifted 6/26/23, in time for July 4th.

2. Ms. Altland received a quote of \$3,500.00 for the cost of inspection, exhaust, brakes, and alignment for the 2002 Sterling.
Motion by Luckenbaugh, second by LeVault to ratify the cost of inspection, exhaust, brakes and alignment for the 2002 Sterling in the amount of \$3,500.00. All members voted aye; motion carried.
3. Spring Grove Baseball Association would like to install artificial turf in their batting cage in the park for easier maintenance.
Motion by LeVault, second by Luckenbaugh to approve the Spring Grove Baseball Associations request to installation of artificial turf in the batting cage. All members voted aye; motion carried.
4. Purchase a 40 ft fiberglass ladder for the WWTP at a cost of no more than \$700.00.
Motion by Luckenbaugh, second by LeVault to approve the purchase of a 40 ft fiberglass ladder for the WWTP of no more than \$700.00. All members voted aye; motion carried.
5. No Passing Zones on Township roads – solid single yellow line requires signage at the beginning and end of road or a double yellow line which also requires signs. PA State Law requires signs and markings at no passing zones. We would need to do traffic studies on the township roads. Ms. Altland also spoke to Chief Lash regarding this matter and was informed this is correct information.
Motion by Ilyes, second by LeVault, to approve getting a Traffic Study completed on Walters Hatchery Road. All members voted aye; motion carried.
6. **Motion** by Luckenbaugh, second by LeVault, to approve Jefferson Borough and the Jefferson Volunteer Fire company the use of fire police if available for the Jefferson Carnival held July 17th – 22nd, 2023. All members voted aye; motion carried.
7. Ms. Altland presented the Board with information from Fulton Bank on accepting credit/debit cards in the office for payments. She noted that the fees are in the range of 2.75%-3.50% per transaction. Along with \$15.00/month for account support. Those fees would be out of pocket for the Township as those fees cannot be passed on to the resident as a transaction fee. After discussion the Board decided to continue to only except cash, checks and money orders for payments being made at the Township Building.
8. Lehman Road, Routes 516 and 116 bridge projects will be starting on Monday, July 17, 2023. Route 116 will not be closed but will be limited to one lane for 1-2 years, Kinsley was awarded the project.

D. Engineer Report

1. Traffic Study was completed on Ambau Road, a copy was sent to PennDOT will need their approval before moving forward with signage and restrictions.

E. Solicitor's Report: nothing to add to the written report.

IX. **Old Business**

Nothing at this time.

X. **New Business**

Nothing at this time

XI. **Announcements**

- A. The Board of Supervisors will meet on August 1, 2023, at 7 p.m.
- B. The Northern York County Regional Police Commission will meet on July 18, 2023, at 6 p.m.
- C. No Planning Commission meeting in July
- D. No Zoning Hearing Board meeting in July

Motion by LeVault, second by Luckenbaugh, to adjourn. The meeting adjourned at 8:08 p.m. All members voted aye; motion carried.

Respectfully submitted,

Melissa Altland,
Township Secretary/Manager

Katina Wagner
Recording Secretary