

**NORTH CODORUS TOWNSHIP**  
**September 5, 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 Andrew Miller. Also present: Recording Secretary and an entire roomful of citizens.

I. **Announcements**

None at this time.

II. **Agenda**

No amendments to the posted agenda.

III. **Minutes**

**Motion** by LeVault, second by Luckenbaugh, to approve the minutes of the meeting of August 1, 2023. All members voted aye; motion carried.

IV. **Treasurer's Report**

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

V. **General Public Comment**

Chairman Ilyes reported that he has been made aware of some items circulating on Facebook. He gave the facts of the history of the ownership of the old Stoverstown Community Fire Company building and baseball field: 3/4/1939 for \$350.00 land was deeded to the Stoverstown Athletic Association. In 1957, the Stoverstown Athletic Association deeded the land to the Stoverstown Community Fire Company for \$250.00 to build the current building. In 1991, the Stoverstown Community Fire Company/North Codorus Township Fire Company deeded the building and land to NCT for \$1. On 9/27/14 at a public auction, Willa Lefever bought the building for \$65K. Those are the facts. To the people who are railing against the Board members about this issue, first, the Board members now were not even on the board at that time. Second, Chairman Ilyes is not against the baseball team, as has been reported on Facebook. The jiffy Johns and the mowing were brought up on Facebook, which are paid for with tax dollars by NCT along with the electric for the concession stand. But if the Stoverstown Athletic Association is mowing the infield, why not also mow the outfield? NCT pays for the mowing of the outfield and the field beside the baseball field. It was noted that there was only ever a verbal 99 lease agreement with Stoverstown Athletic Association. Beginning in 2002, a 5-year lease was signed for the use of the baseball field with the Stoverstown Athletic and was renewed in 2008 through 2012. But it was not renewed by the Stoverstown Athlete Association. Some people on Facebook assert that there are deed restrictions associated with this property and there is not any and it was researched back to 1939 where it was first deeded to the Stoverstown Athletic Association for \$350.00. Facebook says that 'we' built the fence, but this is not true. The owner of the property obtained a fence permit and had the fence installed. The worst of it, according to Chairman Ilyes, is that someone on Facebook referred to the death of an Ilyes relative as somehow being connected or relevant to this case. That was uncalled for.

Lisa Dennis, 2909 Cedar Hill Road, clarified the action of the ZHB. The ZHB unanimously *denied* the request for the Variances. The Board of Supervisors voted last month to send the Proposed Zoning Text Amendment to YCPC for review which is part of the process.

Congrats to the Stoverstown baseball team, big win, two years in a row!! Woo Hoo. Chairman Ilyes would have attended the games, but he was to upset over the Facebook talk.

Jason Trayer, 1960 Stoverstown Road, commented on the working together of the baseball teams. Confirmed that this property is zoned Village Center.

Mike Bentley, 2146 Keeney Road, asked how many units are approved. ***Nothing has been approved.*** The YCPC reviewed the original plan and then the NCT Planning Commission only *recommended* approval and to forward the plan to the Zoning Hearing Board for the variance requests. Attorney Miller clarified that the YCPC only makes recommendations as well. Why did the ZHB deny it? Based on the request to change the density required by the ordinance. Then the applicant petitioned the Board for a Proposed Zoning Text Amendment change. So, that request must go to YCPC for review, comments and recommendations. Then NCT Planning Commission will review the Proposed Text Amendment change for comments and recommendations, and then a public hearing will be held. Mr. Bentley is concerned with the traffic and the road conditions that would accompany or be affected by a development of several housing units.

Lisa Carpen, 1849 Westside Lane, invited Mr. Ilyes to sit on her front porch to watch the ball games. She was disappointed in the appearance of the fence.

Pat Mulrooney, 1991 Slagle Road asked how many variances were requested by Mr. Predix. Seven or eight.

Sue Dionne-Headen, Lynwood Drive, asked if the public could see the engineering reports/documents? This project isn't at that stage yet.

Lisa Dennis has a problem with YCPC deciding something for the Township. Attorney Miller reported that the Township is required by law to submit all plans and proposals to the YCPC. From Mr. Martz, this is just a request for a text amendment.

Ray Webb, 2152 Keeney Road, advised staying away from Facebook! Could Mr. Ilyes have voted no to moving the proposal to YCPC? Yes. Chairman Ilyes voted to submit the plan to YCPC for a third-party opinion.

Ryan Laucks, Fire Hall Road, read the overlay ordinance. He interprets the ordinance to say that a blighted property can be created using a holding company that lets the property go to ruin, then another holding company can buy the property and develop it.

Mr. Luckenbaugh referred to his time on the ZHB, noting that after the ZHB decision, the applicant has 30 days to appeal the decision. He feels that this case is a back-door approach to getting what the applicant wants.

Chairman Ilyes read the results of the traffic study on Fire Hall Road: 8/4/23 to 8/12/23, total vehicles 1508; average speed 29 mph.; fastest speed 61 mph (one vehicle). Slowest speed 7 mph. This study will be repeated now that school has started.

Kim Muela, 1974 Cedar Drive, asked who the applicant is for the case in question. Predix Properties, LLC. It was noted that the company/association "Predix and Ilyes" was dissolved 8 or 9 years ago, per Mr. Ilyes and he was never involved with Predix Properties, LLC or Predix and Ilyes as reported on Facebook. As for traffic, look out to the signal in York New Salem! Unfortunately, that's state and borough business, and everyone knows it's a mess even now.

From Mrs. Altland, according to the Township's Comprehensive Plan, from here to York New Salem is identified as the growth area. This growth area must be offered and included in the Comprehensive Plan, and it's because of the public utilities available in that area.

Ms. Carpen spoke about more people homeschooling, pre and post pandemic, which might be one reason the school district is proposed to have a reduction in students in the next years.

VI. **Fire Company Report**

Tim Carr gave the fire company report for August 2023. The chicken barbecue sold out and was on time! 😊

VII. **Permits, Plans, and Modules**

None at this time.

VIII. **Administrative Reports**

A. Supervisors' Reports

1. Mr. Luckenbaugh gave the police report for August 2023. Also, the tax bureau refund hadn't been received; Mr. Luckenbaugh followed up and found that the bureau had forgotten to send the checks! [See Manager's Report Item 3 below.]

2. Public Works – WWTP

Paving was completed. Well done!

Mrs. Altland reported the purchase of a 360-degree ultrasonic algae killer for the WWTP at a cost of \$5,357.00, *using allocated ARP funds*, AND the purchase of alarm system upgrades at Sherwood Forest, Smith Hill, and Salem Springs pump stations AND to install an alarm at the influent pump station at the WWTP at a cost of \$8,035.00, *all using allocated ARP funds*.

B. Manager's Report

1. **Motion** by LeVault, second by Luckenbaugh, to adopt Resolution #12-09-2023, to purchase an iPad and GIS software for Township mapping, *using ARP funds* of approximately \$35,000.00. All members voted aye; motion carried.

2. Scheduled a budget meeting for September 25 at 4 p.m.

3. FYI – received \$8,158.81 from YATB as a refund of 2022 excess operating expenses.

5. Some Township roads have no posted speed limits. Now what? **Motion** by LeVault, second by Luckenbaugh, to authorize traffic studies to determine speed limits on various Township roads (road crew will provide the list of roads). All members voted aye; motion carried.

C. Engineer's Report

The Zoning Officer and engineering firm are working with Tom Steele to finalize the Lynwood Drive adoption.

D. Solicitor's Report

Were the ARP funds expenditures documented with Resolutions? Yes, there was a general one for \$40,000.00 in place for WWTP and Pump Stations repair and upgrades. Mrs. Altland explained to Attorney Miller's satisfaction.

**Motion** by Luckenbaugh, second by LeVault, to adopt Ordinance #291-09-2023 as presented. All members voted aye; motion carried.

**Motion** by Luckenbaugh, second by LeVault, to authorize the Solicitor to prepare the amendment and to authorize reenactment at the next meeting to add the 'No Left Turn' signs from Ambau north onto Jefferson according to the traffic study results. All members voted aye; motion carried.

IX. **Old Business**

Mrs. Altland spoke with both PennDOT and NYCRPD about the problem of tractor trailers turning around at the intersection of Stoverstown and Salem Roads. PennDOT said there's nothing they can do. Mrs. Altland asked the police department to watch the intersection.

XI. **New Business**

**Motion** by Luckenbaugh, second by LeVault, to authorize an additional \$1,900.00 donation to Glatfelter Memorial Library (for repair work). All members voted aye; motion carried. It was noted that the Township already gave \$3K to the library.

XII. **Announcements**

- A. The Board of Supervisors will meet on October 3 at 7 p.m.
- B. Northern York County Regional Police Commission will meet on September 19, 6 p.m., at headquarters.
- C. The Board of Supervisors - Budget Meeting - will meet on September 25, 4 p.m.
- D. The Planning Commission will meet on September 26, 7 p.m.
- E. The Zoning Hearing Board will **not** meet in September.

Chairman Ilyes discussed the fencing and parking situation at the ball field. He noted that the cell tower company is preparing to build a cell tower and will likely pave a short access drive. Perhaps the ball field vehicles could use that drive for a bit of parking.

Ryan Laucks asked the Board to look at tractor trailer traffic on Fire Hall Road while doing the traffic study. Tractor trailers are cutting into the corner of his yard.

**Motion** by Luckenbaugh, second by LeVault, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:00 p.m.

Respectfully submitted,

Melissa Altland,  
Township Secretary/Manager

Julie B. Maher,  
Recording Secretary