

NORTH CODORUS TOWNSHIP

BOARD OF SUPERVISORS

October 3, 2023

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 John Miller. Also present: Recording Secretary and a 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 September 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 September 2023 as presented. All members voted aye; motion carried.

V. **General Public Comment**

Glatfelter Memorial Library – Janice Smith of the Glatfelter Memorial Library Friends Group thanked the Board for the recent donation which helped with some much-needed repairs to the HVAC system. She also requested that the Board keep in the budget the usual donation to the library for programs, supplies, etc.

VI. **Fire Company Report**

Tim Carr gave the fire company report for September 2023. This Saturday, October 7 is the last chicken barbecue for the year, starting at 10 a.m.; Saturday, October 14 is the annual open house, also starting at 10 a.m.

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

A. Final Land Development Plan for Travis and Pamela Brenna Logsdon, 6125 Glatfelter Station Road

Eric Johnston, Gal Witmer, and Pamela Brenna Logsdon were present on this plan. Mr. Johnston gave the history of this application. No new building; current residence will remain as a residence. New access drive and parking to be installed. Project will be phased for renovations in the various buildings. Lighting to be provided for the driveway. Buffer trees are already in place; Zoning Officer will inspect and enforce if buffer strip is insufficient, especially in the winter. Driveway is permitted for 25 trips per day. Currently 26 students and a few teachers. One tree is to be removed to improve sight distance. This use does not generate enough trips per day to require improvement to the driveway. Septic – the current system for the house will remain functioning. Expansion of the septic system will be done according to the expansion of the school.

Pamela Brenna Logsdon spoke, giving details of the workings of the school, noting that the two older classes will be transferred to the property first (currently they function in York City). Currently they have 26 students; they will bring only 16 students first to ease the transition from one location to the other. Did they explore the possibility of city water? Yes... and it was way too expensive to pursue. Currently, the septic/sewer systems are approved. The applicants are required to notify the Township of increased enrollment so that the septic systems can be monitored.

Motion by LeVault, second by Luckenbaugh, to approve the Final Land Development plan for Travis and Pamela Brenna Logsdon, subject to the satisfactory resolution of any open items. All members voted aye; motion carried.

Waivers requested: preliminary plan; monuments (proposing one monument along Glatfelter Station Road).

Motion by LeVault, second by Luckenbaugh, to approve the waiver request for Section 165-29, preliminary plan. All members voted aye; motion carried.

Motion by LeVault, second by Luckenbaugh, to approve the waiver request for Section 165-40, to permit the installation of one concrete monument. All members voted aye; motion carried.

B. Final Subdivision and waivers for Samuel E. King, Jr., and Emma F. King, Zeiglers Church and Cemetery Roads

Keith Bortner, Hanover Land Services, was present on behalf of the applicants. Requested revisions have been made to the plan. This farm consists of 105 acres, and the applicants wish to divide it along the roads. Lot 1 has the existing farmhouse; lot 2 will be the large piece left; Lot 3 portion will be added to a parcel across the road.

Waivers: monuments, wetlands

Motion by Luckenbaugh, second by LeVault, to approve the Final Subdivision plan for Samuel King, Jr., and Emma King, subject to the satisfactory resolution of any outstanding items. All members voted aye; motion carried.

Motion by Luckenbaugh, second by LeVault, to approve the waiver request for the monuments (Section 165-4.C.d), as requested. All members voted aye; motion carried.

Motion by LeVault, second by Luckenbaugh, to approve the waiver for Section 165-29.D4, wetlands. All members voted aye; motion carried.

C. **Motion** by LeVault, second by Luckenbaugh, to adopt Resolution 13-10-2023, Planning Module for Samuel King, Jr., and Emma King. All members voted aye; motion carried.

VIII. Administrative Reports

A. Supervisors' Reports

1. Mr. Luckenbaugh gave the police report for September 2023.
2. Public Works – reminder – snow and/or ice season is nearly here – don't forget, no parking in cul-de-sacs or roads/streets/drives during winter weather events.

Motion by Ilyes, second by LeVault, to hire Sam Shearer as an on-call snowplow driver for this season, at a rate of \$25 per hour. All members voted aye; motion carried.

B. Manager's Report

1. **Motion** by Luckenbaugh, second by LeVault, to set the leaf collection rate at \$75 for two pickups for 2023. All members voted aye; motion carried.

2. Regarding speed limits – Public Works will be working on this project over the winter. We have a list of roads that have speed limit ordinances.

3. Joseph and Salem Roads Intersection - we're still waiting for Verizon to move its fiberoptic line so the bank removal can be completed.

4. 2024 liquid fuels funds to be received: \$349,533.33 and 2024 turnback funds to be received \$16,160.00.

5. **Motion** by Luckenbaugh, second by LeVault, to distribute the funds in the amount of \$56,574.52 to NCT fire company's Volunteer Fire Relief Association. All members voted aye; motion carried. It was noted that the fire company owes one more payment of \$19,111.37 for the last truck purchased.

6. State Aid pension \$40,761.39

7. The next budget workshop for the 2024 budget was set for 4 p.m. on Monday, October 16.

8. GIS mapping price is \$13,000.00. Paying out of ARP funds. Already approved.

9. FYI, York County Solid Waste Authority will be increasing the tipping fee to \$79 per ton in January 2024.

10. The second traffic study was completed and showed that Tuesday and Thursday are the busiest days (30 more cars than the previous study). Still a process to confirm speed limits and appropriate signs on Township roads.

11. Standard will no longer be doing actuarial services for Public Sector Defined Benefit Plans beginning on January 1, 2024.

12. PUTRA - 2023 refund of \$2,468.86 received.

13. Stoverstown Athletic Association – received a check for \$350 toward the concession stand's electric bill for the 2023 baseball season. SAA, the contribution is greatly appreciated. Thank you.

C. Engineer's Report

No discussion.

D. Solicitor's Report

1. **Motion** by Luckenbaugh, second by LeVault, to adopt Ordinance #291-09-2023 (amendment) setting no left turn from Ambau Road north onto Route 516/Jefferson Road. All members voted aye; motion carried.

IX **Old Business**

Chairman Ilyes received the report from YCPC regarding the fire hall application. Although there was a discrepancy about the number of units proposed, YCPC suggested that the number of units proposed is too high. This is still a work in progress; no action has been taken. YCPC has several questions for the Township to answer. The overlay proposed is only for the Village Center. Additionally, a study was received from York County Economic Alliance that indicated that municipalities are requested to look at their housing density/offers to assure that proper housing opportunities are offered by the municipality.

It was clarified that action will be taken at a public hearing, which is required by law. Discussion was held on the process that will be followed to either present this text amendment request to the Supervisors and/or re-submission of plans to the Township Planning Commission and/or Zoning Hearing Board. After the Board members meet with the Township attorneys, information can be presented to the public.

XI. **New Business**

Nothing at this time.

XII. **Announcements**

A. The Board of Supervisors will meet on November 7 at 7 p.m.

B. Northern York County Regional Police Commission will meet on October 24, 6 p.m., at headquarters.

C. The Planning Commission will not meet in October.

D. The Zoning Hearing Board will not meet in October.

Motion by LeVault, second by Luckenbaugh, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:55 p.m.

Respectfully submitted,

Melissa Altland,
Township Secretary/Manager

Julie B. Maher,
Recording Secretary