

North Codorus Township  
Planning Commission Minutes  
May 28, 2024

Acting Chairman Nelson Brenneman called the meeting to order at 7:00 p.m. Members present: Ken Secrist, Kim Altland, Rick Kessler (arrived at 7:04 p.m.), Scott Meckley, and Grant Anderson. Present on behalf of the Township: Zoning Officer Jeffrey Martz. Also present: Recording Secretary, and 12 citizens.

I. **Reorganization**

**Motion** by Anderson, second by Meckley, to nominate Nelson Brenneman as Chairman for 2024. All members voted aye; motion carried. Motion by Brenneman, second by Meckley, to nominate Ken Secrist as Vice Chairman for 2024. All members voted aye; motion carried. Kim Altland volunteered to serve as secretary for 2024. (No formal motion or second). All members voted aye; motion carried.

II. **Minutes**

**Motion** by Meckley, second by Secrist, to approve the minutes of the meeting of September 26, 2023. All members voted aye; motion carried.

II. **General Public Comment**

Trey Elrod was present from Gordon Brown Associates on the Seth Hildebrand **sketch plan**; Messersmith/Tunnel Hill Road

Originally submitted in 2022. The applicant made some changes and resubmitted this plan, trying to minimize the number of driveways onto Messersmith and Tunnel Hill Roads. Cul-de-sac is about 250' long. Could it be made longer to get rid of another couple of driveways? Possibly; they'll revisit. Plus, make sure there's somewhere to deposit snow in that cul-de-sac. And make sure a fire truck can maneuver in there. Would curbs/sidewalks be required? Mr. Brenneman thinks Lots 7, 8, 9, and 10 are too close to the intersection. Well, the applicant will make sure there's enough sight distance and ROW; plus there will be turnaround spots for each lot to assure that no one backs onto the road. Check the road widening requirements to see how that would affect the properties.

Brandon Johnson was present from Monarch Development Group; **sketch plan** for multifamily development, townhomes; Tunnel Hill Road; Jake Krieger was also present. Six-acre property; two options, townhouses or s/f detached units.

Single-family detached layout (23) permits 6K square-foot lots. Question on the cul-de-sac length--500' permitted; this one is 550'. There is an area for snow removal. Shortening the cul-de-sac cuts down on the number of lots. Fee simple lots require fronting on a dedicated street. Would the Township accept this road to permit the applicant to accomplish this? The answer to that question would determine what option the applicant pursues. For the townhome option, 24 units. 20% open space; buffers along rear yards. Would need waiver for horizontal curbing. Ample space for stormwater management? Yes, will comply. Public sewer, water, and electricity. Both uses and densities are permitted by right in this zone. The cartway meets the minimum

width required by the Township. Single-family option is more consistent with the surrounding area. Currently there's enough sewer capacity to accept this development. How about a second access? For this number of units, it's not required. The Township will most likely specify no parking on the public street, if the Township adopts the street as requested. Each lot is proposed to have three parking spaces to assure no on-street parking. Is the requirement to *offer* dedication or to *accept* dedication? So, the bottom-line questions/issues: can they be fee-simple lots?; would the Township accept the road with the cul-de-sac? And the extra length on the cul-de-sac.

### III. Old Business

Nothing at this time.

### IV. New Business

A. Jeff Stough from Warehaus was present on the final land development plan on Trinity Road.

Three attached dwelling units. Waivers requested: §165-29, preliminary plan; §165.29.D.6, existing features within 400'; §165-44, sidewalks, and §165-45, curbing.

There are a few outstanding permits still to be obtained from outside agencies. Is there a benchmark marked on the plan? Yes. Discussion was held on the distance of the driveways from the intersection – 100' required.

The applicant submitted revised plans last Friday, too late for the Planning Commission members to review them.

Mr. Martz' concern is the sight distance for the area. The HOP should be updated, as it was issued over 20 years ago. This might not even be a valid HOP anymore, but that should be checked. Mr. Stough noted that the permit was obtained, the driveway installed, so the HOP was closed, so there shouldn't be any problem now. Mr. Martz was unaware of the driveway's installation, and he's still concerned about the sight distance. This is a state road, so it's PennDOT's concern. Could Mr. Stough call PennDOT to check the permit number and see its status? The Township needs correspondence from PennDOT indicating that the HOP is valid for this project.

Waivers were discussed. **Motion** by Anderson, second by Secrist, to recommend approval of the waivers as requested (outlined above). All members voted aye; motion carried.

The Planning Commission will likely review this plan again in June. *No action taken tonight.*

B. Kent Raffensberger of Johnston & Associates was present on the preliminary/final land development for lot consolidation for the Tunnel Hill Road Salem Run apartments. Developer Seth Predix was also present.

Currently, there are seven lots with 10 apartment buildings on this lot. The applicant would like to combine the lots into one lot and put 64 apartments on the lot. The site already has sewer connections.

Waivers requested: §165-29, preliminary plan; § 165-29.D.6, existing features; §165-38(4), cartway widening of Messersmith and Tunnel Hill Roads; §165-40, concrete monuments; §165-43.B(2), access drive distance from other access drives; §165-44, sidewalks on one side of the street; §165-45, curbing; §165-60.k(1)(a), minimum of 20'

wide screening (they want to do all arborvitae shrubs); §165-61.L(3), parking spaces/planting island; §165-61.E(2), street tree spacing (will provide the required number of trees, just not the spacing).

Mr. Predix noted that he will decrease the brightness of the parking lot lights.

**Motion** by Anderson, second by Meckley, to recommend approval of the waivers as presented, outlined above. All members voted aye; motion carried.

The memorandum from William Rudy/Pennoni dated May 16, 2024, was reviewed. [There was no official listing of outstanding items.]

**Motion** by Anderson, second by Secrist, to recommend approval subject to the satisfactory resolution of all items on the Pennoni memorandum referred to above. All members voted aye; motion carried.

#### C. Zoning Ordinance Amendment Text -- Flexible Residential Overlay

Alex Snyder and Seth Predix were present on this project. This plan has been before the Township Planning Commission, Zoning Hearing Board, and Board of Supervisors for various reasons with varying results. Tonight they are presenting a text amendment. The YCPC has recommended approval of the text amendment. The text amendment states that an applicant has to meet certain criteria to meet blighted property and if so, some standards are relaxed. This text amendment applies to other properties as well as the one Mr. Predix has in mind, and it also prohibits self-blighting the property.

When he purchased the building and proposed his idea, there was a ton of public input, mostly negative, and Mr. Predix noted that no one approached him to purchase the property and do something else with it.

Plenty of parking for the apartments. Trying to attract singles, couples, professional employees. Proposing the density at 19 units per acre. Also added minimum square footage language to the text amendment to prevent the building of tiny apartments. There will be 16 units per building.

**Motion** by Kessler, second by Meckley, to recommend approval of the Zoning Ordinance text amendment for Flexible Resident Overlay, as presented. Four members voted aye; *Altland abstained*. Motion carried.

**Motion** by Anderson, second by Secrist, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:32 p.m.

Respectfully submitted,

Julie B. Maher,  
Recording Secretary