

North Codorus Township  
Planning Commission Minutes  
September 24, 2024

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

I. **Minutes**

**Motion** by Secrist, second by Altland, to approve the minutes of the meeting of May 28, 2024. All members voted aye; motion carried.

II. **General Public Comment**

Nothing at this time.

III. **Old Business**

Nothing at this time.

IV. **New Business**

A. Holmes and Zimmerman Subdivision add-on

Josh Myers was present on this lot line adjustment/consolidation plan. The memorandum dated September 18, 2024, was reviewed. Outstanding items: Subdivision: 1, non-building waiver must be approved by the Township and DEP (Section 165-30); 3, owner's signature (Section 165-29.E(2)); 5, waiver statement revision to acknowledge outcome of the waiver requests (Section 165-29.C(13)).

Four waivers requested: cartway widening (Section 165-38(4); existing features within 400' (Section 165-29.D.6); wetlands (Section 165-30.G); and plan scale (Section 165-29.B(1)).

Mr. Meckley confirmed that all YCPC comments have been addressed.

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

**Motion** by Anderson, second by Secrist, to recommend approval of the Final Subdivision Plan for Zimmerman and Holmes, subject to the satisfactory resolution of the following open items from the Pennoni letter referred to above: Subdivision 1, 3, and 5. All members voted aye; motion carried.

B. Hammond Final Subdivision

Josh Myers was present on this subdivision plan which subdivides 7.5 acres with the house, residual lot of 10 acres. Mr. Myers reviewed the Pennoni memorandum dated September 18, 2024. Outstanding items: 1, planning module (Section 165-30C); 4, owner's signature (Section 165-29.E(2)); 5, payment of recreation fees (Section 165-45); and 7, waiver statement must be revised to acknowledge outcome of the requested waivers (Section 165-29.C(13)).

Three waivers requested: cartway widening (Section 165-38(4)); show all existing features within 400' (Section 165-29.D.6); wetlands (Section 165-30.G). *[Note: a fourth waiver was withdrawn at tonight's meeting, Section 165-29B(1), plan scale.]*

Mr. Martz noted that there is a driveway easement agreement in place. The Board of Supervisors will act on this agreement at the October meeting.

**Motion** by Meckley, second by Secrist, to recommend approval of the waivers (3) as presented above. All members voted aye; motion carried.

**Motion** by Anderson, second by Secrist, to recommend approval of the Final Subdivision Plan for Anthony and Deborah Hammond. All members voted aye; motion carried.

### C. Elgin and Spigelmyer Final Subdivision Plan

Jake Hebel, GLB, was present on behalf of the applicants. This plan involves four parcels, the largest being 54 acres; one being 7.5 acres and one being 23.1 acres, all to be the property of William and Crystal Elgin. There's a 1-acre Spigelmyer lot. The plan is to clean it up, resulting in a 4.93-acre lot for building; 9.2 acres for Spigelmyer; and the residual will total 71 acres for Elgin.

Mr. Hebel reviewed the Pennoni Memorandum dated September 11, 2024. Outstanding comments: Zoning: 1, parcel history (Section 195-8E); Subdivision: 2, approval of non-building waiver (Section 165-30.C); 3, engineer's signature/seal (Section 165-29.E(1)); 4, provide parcel history for the subdivision since 1998 in the RAC zone (Section 165-29.C(14)); 5, owner's signature (Section 165-29.E(2)); 6, show on-site sewer systems testing and replacement locations (Section 165-31.D(5)); 13, payment of recreation fees (Section 195-52.A); 15, lot frontage and agreement (Section 165-37.H (6)); General 4, proposed driveway agreement approval by Township Solicitor.

Discussion was held on the subdivision rights for this particular subdivision.

Two waivers requested: wetlands (Section 165-30.G); and cartway width (Section 165-38(4)). **Motion** by Anderson, second by Secrist, to recommend approval of the waivers as presented above. All members voted aye; motion carried.

**Motion** by Anderson, second by Secrist, to recommend approval of the Final Subdivision Plan of William and Crystal Elgin/Spigelmyer, subject to the satisfactory resolution of the following open items referred to above: Zoning 1; Subdivision 2, 3, 4, 5, 6, 10, 13, 14 [wetlands waiver], 15, 16 [cartway width/ROW waiver]; General 4. Five members voted aye; *Brenneman opposed*. Motion carried.

### D. South Branch Limited Partnership Final Subdivision

Grant Anderson was present on this plan, on behalf of the applicant. This is a 216-acre parcel, frontage on Twin Arch Road, in NCT and York Township. Plan is to subdivide the existing farmhouse and barn onto a 1.67-acre lot, leaving the residual lot for a future home construction.

The Pennoni Memorandum dated September 16, 2024, was reviewed. Outstanding items: Subdivision: 2, owner's signature (Section 165-29.E(2)); 3, monuments/markers/GPS locations (Section 165-34.M); 6, waiver statement revision to reflect the outcome of the waiver requests (Section 165-52.A); General 5, correct spelling in notes 1 and 2 on the driveway detail.

Waivers requested: plan scale, (Section 165-29.B.1); existing features within 400' (Section 165-29.D.6); cartway width and ROW (Section 165-38(4)). It was noted that the submitted waiver request sheet does not include the third waiver request. *Mr. Anderson will submit the correct form.*

**Motion** by Meckley, second by Altland, to recommend approval of the waivers as presented above, contingent on receipt of final waiver submission including all three waiver requests. Four members voted aye; *Anderson and Secrist abstained.* Motion carried.

**Motion** by Brenneman, second by Altland, to recommend approval of the Final Subdivision plan of South Branch Limited Partnership, contingent upon the satisfactory resolution of the following open items as referred to above: Subdivision 2,3, and 6; General 5. Four members voted aye; *Anderson and Secrist abstained.* Motion carried.

**Motion** by Secrist, second by Altland, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:04 p.m.

Respectfully submitted,

Julie B. Maher,  
Recording Secretary