

North Codorus Township
Planning Commission Minutes
October 22, 2024

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

I. **Minutes**

Motion by Meckley, second by Anderson, to approve the minutes of the meeting of September 24, 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. Preliminary/Final Subdivision Plan – Cardinal Court, Tunnel Hill Road

Jay Kreiger from RGS was present on behalf of the applicant, Monarch Development Group. This site consists of 6.9 acres, R2 district, 24 units permitted. Proposing 23 single family detached units plus a stormwater management facility. Also proposed is a minor cul-de-sac street. The site has access from the 50' road frontage on Tunnel Hill Road and will be served by public water and sewer.

Six waivers requested:

Preliminary plan (Section 165-29)

Cul-de-sac length (Section 165-37.H(5))

Vertical curve (Section 165-38.D(3))

Curb radii to 20'(Section 165-38.E.(5))

Street trees for a portion of the site (Section 165-61.E)

Existing conditions within 400' of the property (Section 165-29.D(6))

A traffic study was not required but one was performed, showing minimal impact. Also, access for large vehicles has been shown/proven.

Will there be an HOA? Yes, either that or a condo association.

The road will be a public road that will be offered for dedication by the Township.

A fire hydrant will be relocated as discussed/requested.

Regarding the Smith easement: it can be terminated with mutual agreement of all parties. The applicant shaped the lot to take the Smith property/shed into account. The applicant will not require that any of the neighbors move any sheds, etc., to accommodate this development. The applicant's proposal will encroach slightly onto some neighboring properties.

The house impervious area that was proposed is the largest available; the houses will likely be smaller, resulting in less impervious area.

It was noted that Monarch might sell this development to a developer to get the job done, as opposed to accomplishing the work itself.

It was noted that the manhole cover is not 'on virgin ground.' Will this be a problem? No, the Township Engineer will make sure that this requirement is met. Also noted was that the church has signed off on the stormwater easement situation.

Would it be possible to pave a portion of the access drive at the rear of the cul-de-sac to deposit snow back there? Would gravel be sufficient? Sure, but paving would be better. Mr. Martz suggested that the Board of Supervisors might recommend that no parking be permitted in the cul-de-sac. The applicant would do well to preemptively address this issue.

The waivers were discussed. The applicant will check to see if a box truck can fit within the requested curb radii.

Motion by Anderson, second by Heltzel, to recommend approval of all of the waivers as presented, enumerated above. All members voted aye; motion carried.

Discussion was held on the encroachments onto the neighboring lots. The applicant will do whatever is necessary to accommodate the neighbors.

The Pennoni letter/memorandum dated October 9, 2024, was referenced but not discussed nor reviewed. There are many outstanding items in this letter, most being easily addressed.

Motion by Anderson, second by Meckley, to recommend approval of the preliminary/final subdivision plan for Cardinal Court/Monarch, subject to the satisfactory resolution of all open items from the Pennoni letter/memorandum dated October 9, 2024, PLUS add the 25' paved area for snow removal. All members voted aye; motion carried.

Motion by Meckley, second by Anderson, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:33 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary