

North Codorus Township
Planning Commission Minutes
October 28, 2025

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

I. **Minutes**

Motion by Meckley, second by Zeigler, to approve the minutes of the meeting of August 26, 2025. All members voted aye; motion carried.

II. **General Public Comment**

None at this time.

III. **Old Business**

Nothing at this time.

IV. **New Business**

A. Lloyd and Robin McCumber Final Subdivision Plan, 1982 Whyte Lane Patti Fisher from James R. Holley Associates was present on behalf of the applicants. Currently, the applicant owns three parcels, with access from Whyte Lane. Dwelling is on one parcel, and part of the garage and driveway goes over the property line. Subdivision involves putting two parcels together so that nothing encroaches on another parcel; about a 3-acre lot goes onto another lot; and a .21-acre parcel will be conveyed to the Spiegelmeyers to bring that property up to 10 acres. All parcels are in the RAC zone. No improvements are proposed for this subdivision. Mr. Brenneman questioned why a replacement septic site was not necessary for this plan (because no development is planned).

The Pennoni memorandum dated October 10, 2025, was reviewed. Outstanding items: 2, engineer's signature/seal (Section 165-29.E(1)); 3, owner's signature (Section 165-29.E(2)); 4, waiver statement with outcome; and 5, monuments/markers (Section 165-34.M). From the YCPC comment letter, the only outstanding item (that wasn't already included with the Pennoni items) is 6, new legal descriptions for the proposed lots shall be provided prior to the Board of Supervisors meeting.

Waivers requested:

Section 165-29.D(1), contours

Section 165-29.D(6), existing features within 400' of the site.

Section 165-30.G, wetland study

Motion by Meckley, second by Heltzel, to recommend approval of the waiver for contours (Section 165-29.D(1)) as requested. All members voted aye; motion carried.

Motion by Meckley, second by Zeigler, to recommend approval of the waiver for showing existing features within 400' of the site (Section 165-29.D(6)) as requested. All members voted aye; motion carried.

Motion by Heltzel, second by Meckley, to approve the waiver for the wetland study (Section 165-30.G) as requested. All members voted aye; motion carried.

Motion by Zeigler, second by Meckley, to recommend approval of the subdivision plan for Lloyd and Robin McCumber, subject to all open items (outlined above) being addressed prior to recording. Three members voted aye; *Brenneman opposed*. Motion carried.

B. ZHB 25-00-2, Jay Stauffer, 4591 Marietta Avenue, Columbia, Pennsylvania; dimensional Variance; property at 1893 Martin Road, Spring Grove;

Attorney Alex Snyder was present on behalf of the applicant. Existing: lot 1 plus another parcel. Proposed subdivision allows Mr. Nace to purchase a parcel to build a pole barn to house his cattle over the winter. Can't access the new parcel from the road because of the wetlands and slope of the land. Will require a recorded easement agreement from the Army Corps of Engineers for access.

Does this plan meet the requirements for granting a Variance? The parcel is not landlocked now; are they creating a landlocked lot, which is not permitted? Is the situation self-created? Discussion was held on other ways to accomplish what the applicant wants without the need for a Variance or creating a landlocked parcel, needing a recorded easement from the Army Corps.

Mr. Zeigler suggested that making the lower portion an add-on lot would be better, and he would recommend approval to the ZHB in that instance, although then a Variance would not be needed. There'd be some road frontage, but some of that frontage would run into Jackson Township. The PC could recommend approval of a Variance request for insufficient road frontage. Mr. Martz reported that the Army Corps signed off on permitting access from their easement. Ag Preservation requirements were discussed.

Motion by Zeigler, second by Brenneman, recommend that the ZHB *deny* the application for Variance so that the subdivision doesn't create a landlocked parcel. All members voted aye; motion carried.

Motion by Meckley, second by Heltzel, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:44 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary