

NORTH CODORUS TOWNSHIP
March 3, 2026

BOARD OF SUPERVISORS

Chairman Dennis Ilyes called the regularly scheduled meeting to order at 7:01 p.m. Supervisors present: Jackson LeVault and Scott Meckley. Present on behalf of the Township: Manager Melissa Altland, Zoning Officer Jeffrey Martz, and Solicitor Andrew Miller. Also present: Recording Secretary and 12 citizens.

I. **Announcements**

If you are recording this meeting in any way, please announce that fact.

A public hearing was called to order at 7:01 p.m. for the purpose of discussing and receiving public comments about Ordinance 299-03-2026, Amending the Zoning Ordinance to Provide for the Regulations of Data Centers as a Special Exception in the Industrial Zone.

Mr. LeVault noted that the Township is limiting a data center use to the Industrial Zone, but that Zone is very small in this Township. There are only two areas in the Township that are in this zone.

From the audience: Stacey Raffensberger asked if the ordinance limits a data center to using specific utilities, such as not using a well. Yes indeed. Attorney Miller explained further.

Motion by Meckley, second by LeVault, to close the public hearing. All members voted aye; motion carried. The hearing closed at 7:05 p.m.

Motion by Meckley, second by LeVault, to adopt Ordinance 299-03-2026. All members voted aye; motion carried.

Chairman Ilyes reported that an Executive Session was held prior to tonight's meeting to discuss litigation, specifically, appeals on the Predix property case.

II. **Agenda**

No amendments to the posted agenda.

III. **Minutes**

Motion by Meckley, second by LeVault, to approve the minutes of the meeting of February 2026. All members voted aye; motion carried.

IV. **Treasurer's Report**

A. **Motion** by Meckley, second by LeVault, to approve the Treasurer's Report for February 2026 as presented. All members voted aye; motion carried.

V. **General Public Comment**

Nothing at this time.

VI. **Fire Company Report**

Tim Carr gave the fire company report for February 2026. It was noted that Wellspan EMS had 43 calls for January 2026. \$13K from state grant to be received and will be used for personal protective gear upgrades. The garage bay floor coating project has been completed with a textured surface which should be safer for everyone involved. The floor was also marked with indicators for where the trucks should be parked, which will be a big help. From Mrs. Altland, new garage door openers are coming through plus a garage door has been repaired.

VII. **Police Report**

Chairman Ilyes gave the police report for February 2026.

VIII. **Permits, Plans, and Modules**

Kinsley performance bond release for Salem Overlook. Mr. Martz recommended this for positive action. **Motion** by LeVault, second by Meckley, to approve the release of the performance bond for Kinsley for Salem Overlook. All members voted aye; motion carried.

IX. **Administrative Reports**

A. Supervisors' Reports

Nothing at this time.

B. Public Works –

Spring clean-up will be held from April 27 through May 2. Large items will be accepted for disposal. Some restrictions apply; check the list post on the Township website and Savvy Citizen app.

C. Manager's Report

1. **Motion** by Meckley, second by LeVault, to advertise the 2026 road projects.

All members voted aye; motion carried.

2. **Motion** by LeVault, second by Meckley, to advertise the Comprehensive Plan workshop to be held on March 16, 7 p.m. and advertise the workshop. The public is welcome to attend.

3. **Motion** by Meckley, second by LeVault, to add Travis to YNS Borough PA One Calls contact and YNS Borough will add him to their liability coverage. All members voted aye; motion carried.

4 Stoverstown Athletic Association -- continued from a previous meeting (in February). The Association still has to pay the \$1K cost. Need proof of liability insurance and practice and game schedules by May 1.

5. **Motion** by Meckley, second by LeVault, to approve paying the annual allocations per the 2026 budget. Allocations will be paid April 1st. All members voted aye; motion carried.

6. **Motion** by Meckley, second by LeVault, to adopt Resolution #10-03-2026, to transfer \$8,500 from Capital Reserve to Fire Hydrant fund. Funds will be transferred April 1st. All members voted aye; motion carried.

7. Thank you to Lowe's of Hanover and Stacey Raffensberger for the donation of two American flags. Note: as soon as the weather breaks the new flags will be installed.

8. **Motion** by Meckley, second by LeVault, to designate Shue's Towing and Hauling as the Township's towing service. All members voted aye; motion carried.

9. **Motion** by Meckley, second by LeVault, to ratify the declaration of a snow emergency on February 21. All members voted aye; motion carried.

10. \$400 audit refund received from KMIT, workers' comp policy

11. PennDOT 2026 traffic studies on Township roads as follows: Estate Drive, Fire Hall Road, Hampden Drive, Junction Road, Keeney Drive, Paine Boulevard, Panther Hill Road, Patriot Street, Smith Hill Road, Smyser Road, and Whispering Springs Drive. If these are Township roads, why is PennDOT doing these studies? It's a mystery.

12. Received liquid fuels funds (\$350,386.19) and Turnback Allocation funds (\$16,160.00).

13. Employee job descriptions, responsibilities, and skills – The Board members will review the information and comment at the April meeting. An Executive Session will be held prior to the April meeting so the Board members can discuss the information.

D. Engineer's Report

Nothing at this time.

E. Solicitor's Report

1. Battery Energy Storage System Ordinance -- still in the infancy stage, but it's something that needs to be done. Attorney Miller is working on this ordinance. For any property where battery energy storage is a principal use, the Township would be able to regulate where this is permitted. Other battery energy storage systems are listed as accessory uses. Attorney Miller presented model ordinances to the Board for review and discussion at a later date.

2. Flexible Residential Overlay Ordinance Amendment -- still on hold, pending resolution of the substantive validity challenge and associated litigation.

X. **Old Business**

Nothing at this time.

XI. **New Business**

Nothing at this time.

XII. **Announcements**

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

B. Northern York County Regional Police Commission will meet on March 17, 6 p.m. at headquarters.

C. Planning Commission will not meet in March.

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

E. The Comprehensive Plan Committee Workshop will meet on March 16, 7 p.m.

Thanks to all for attending the meeting tonight.

Motion by LeVault, second by Meckley, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:37 p.m.

Respectfully submitted,

Melissa Altland,
Township Secretary/Manager

Julie B. Maher,
Recording Secretary