

The Codorus Township Board of Supervisors met on August 7 , 2025 at 7:30 PM board members present were Lamar Glatfelter, Charlie VanScoyoc, and Brandon Maxwell. Others present were Andy Herrold, Megan Harris, Janet Dicke, Brenda Miller, Crystal Maxwell, Tim & Lori Shultz, Tara Welsh, Clark Thoman, Steve & Carolyn Bupp, Ann Rogers, Diane Lear, Jason Gross, Stephen Stoltzfus & Randall Buffington.

Call to Order

The meeting was called to order with the Pledge of Allegiance. Carolyn Bupp and Megan Harris recorded the meeting.

Approval of Minutes

- The last meeting's minutes were approved as prepared.

Carolyn Bupp- Township Maps & Ordinance

- Carolyn Bupp, raised questions about the existence and use of old township maps, specifically in relation to a 1974 ordinance that limited building rights. She stated that the maps were not made available during a previous legal issue that cost her family \$150,000, and she believes they would have answered her questions.
- The attendee questioned why elected officials' contact information is not on the website. All correspondence is to go through the township office.
- A request was made to view the maps during the meeting, but the board denied this, stating that an appointment with Brandon would need to be scheduled for an in-person viewing. The board cited the need to move on with other business.

Bryan and Brenda Miller Subdivision Sketch Plan

- Brenda Miller, presented a proposal to the board, which had already been presented to the Planning Commission.
- The proposal is to take farmland from the Case farm (142 acres) and attach it to her farm (105 acres), making her farm bigger.
- The Planning Commission and CSD Davidson recommended moving the sketch plan forward.
- The proposal involves subdividing the cropland from the Watertank Road Farm and attaching it to the Miller Home farm, while a portion of the original Watertank Road farm, including the main house and usable buildings, will remain a separate parcel.
- The board agreed that the request is within the terms of the ordinance and agreed that the Miller's should proceed with preparation of a Subdivision Plan.
- Carolyn Bupp questioned the proposal, noting that the ordinance states a smaller parcel cannot get bigger, and questioned why CSD Davidson was involved and who paid for their presence at the Planning Commission meeting.

Right To Know Request Report and Treasurers Report

The Following reports were provided to the Board of Supervisors

Codorus Township Right to Know Requests 5/1/2025-6/30/2025		
Requestor	Request	Date Received
Erin Meyer	Bdg Permits issued between 9/1/24-7/23/2025	7/23/2025
Carolyn Bupp	Review of Tax Maps CG, CH, & DH	7/21/2025
Carolyn Bupp	Any Document Explaining the Double Headed Arrow used on Maps	7/21/2025
Carolyn Bupp	Logs, Ledgers, Records, or Recordings of Right to Know Requests	7/21/2025
Carolyn Bupp	Planning Commission Meeting Minutes 1972-2009	7/21/2025
Carolyn Bupp	Communication regarding meeting and review times for Codorus Township Tax Maps	7/21/2025

Codorus Township				
Treasurers Report- August 2025				
for the Period June 26, 2025- July 25, 2025				
	Starting Balace	Deposits	Payments	Ending Balance
General Fund	\$ 30,622.11	\$ 70,805.77	\$ 61,154.46	\$ 40,273.42
Payroll Account	\$ 7,014.72	\$ 24,876.91	\$ 24,117.78	\$ 7,773.85
General Fund Money Market	\$ 898,465.63	\$ 2,626.04	\$ 61,524.14	\$ 839,567.53
General Fund CD	\$ 119,049.47	\$ 393.35		\$ 119,442.82
Covid Relief Funds	\$ 81,885.00			\$ 81,885.00
Liquid Fuel Fund	\$ 320,682.42	\$ 115.59	\$ 108,842.25	\$ 211,955.76
Liquid Fuel CD	\$ 260,865.81	\$ 853.36		\$ 261,719.17
Recreation Fund	\$ 20,985.23	\$ 4,371.70	\$ 15,065.00	\$ 10,291.93
	\$ 1,739,570.39			\$ 1,572,909.48

Updated Zoning and Building Permit Application & Residential Permit Requirements Document Permit

Applications: Megan Harris has been working with Simon Schilling on a streamlined permit application to be available as a fillable form on the website. The goal is to reduce confusion and simplify the forms by reducing redundancy.

Decision: The board decided to table the new permit application to the next meeting to allow for further review and discussion.

Roadmaster Report- Brandon Maxwell

- **Paving Projects:** Chestnut Grove Road and Snyder Mill Road paving projects are complete (1.3 miles total).
- **Costs:** The Kinsley paving project was estimated at \$245,920 but came in at \$265,048 due to an added rolled curb. The Tar and Chip bill was estimated and priced at \$108,842.
- **Repairs:** Blacktop repairs are ongoing on Valley View, Reservoir, Buffalo Valley, Snyder, Meckley, and Meyers roads.
- **Backhoe:** The backhoe is working after repairs, but if it fails again, a new cylinder will be needed at a cost of approximately \$4,000.
- **Pipeline Inspection:** A gas pipeline inspection will begin next week near Schaefer's Church Road, lasting about four weeks. This will involve large trucks supplying the southern part of the line with gas. A letter from the Gas Company will be posted on Savvy Citizen for anyone that has concerns related to the project.

Solicitors Report- Andy Herrold

There was a brief conversation about the stipend for members of the Jefferson Codorus Joint Sewer Authority. Andy will research stipend amounts for similar positions and report back at the next meeting.

The Codorus Township Planning Commission has been working on a Zoning Ordinance defining mills and sawmills. The Ordinance was reviewed by the York County Planning Commission. There was a lengthy discussion regarding the new Sawmill ordinance. The key points were:

- The ordinance aims to clarify the difference between a "mill" and a "sawmill," which has been a point of confusion for the Zoning Hearing Board.
 - The proposed ordinance would permit personal-use sawmills as an accessory use in agricultural zones without a special exception.
 - Jason Gross questioned the benefit to the community, suggesting the ordinance could prohibit sole proprietors from making a living and questioned why sawmills would be excluded from "mill" definitions.
 - The board and officials discussed the potential for a variance for commercial use and noted the county's recommendation was to consider supplemental regulations (hours, noise, etc.) rather than outright prohibition.
 - It was decided that the language about materials "grown on the property" would be removed from the draft. The new ordinance would define a personal-use sawmill as one for personal use only.
- Lamar Glatfelter made a motion to authorize Andy Herrold to advertise the ordinance for a public hearing at the next meeting. The motion was seconded by Brandon Maxwell. Motion carried.

Charlie VanScoyoc Made a Motion to pay the Bills. The Motion was seconded by Brandon Maxwell. Motion Carried

Lamar Gladfelter suggested that the new incoming supervisors should be registered for the PSATS Supervisor Bootcamp now to ensure that space will be available in the Lancaster session. Charlie made a motion to register 2 attendees for this training. Brandon Maxwell seconded the motion. Motion Carried.

Adjournment

The meeting was adjourned at 8:34 pm

Respectfully Submitted,

Megan Harris Secretary/Treasurer