

Codorus Township Board of Supervisors Meeting Minutes

September 4, 2025

Attendees: Board members present were Lamar Glatfelter, Charlie VanScoyoc, and Brandon Maxwell. Others present were Andy Herrold, Megan Harris, Simon Schilling, Steve Nafe, Janet Dicke, Brenda Miller, Claude Gladfelter, Megan Rogers, Clark Thoman, Tara Welsh, Joe & Pat Isch, Randall Buffington, Stephen Stoltzfus, Jason Gross, Tim & Lori Shultz, Steve & Carolyn Bupp, Douglas Hammond, & Kate Holcomb.

1. Call to Order The meeting was called to order by the Chairman, Lamar Glatfelter.
2. The minutes of the July 25, 2025, meeting were reviewed by the Board of Supervisors. Charlie VanScoyoc made a motion to approve the minutes. Charlie VanScoyoc seconded the motion. Motion carried. The minutes of the August 7, 2025 meeting were reviewed by the Board of Supervisors Brandon Maxwell made a motion to approve the minutes. Lamar Glatfelter seconded the motion. Motion carried. The meeting was recorded by Megan Harris for the purpose of preparation of the minutes and by Carolyn Bupp.
3. Lamar Glatfelter made a motion to recess the public meeting and open the Public Hearing: Proposed Zoning Ordinance Amendment Sawmills & Mills. The Motion was seconded by Charlie VanScoyoc
4. The Board opened the public hearing to discuss a proposed amendment to Codorus Township Zoning Ordinance, Chapter 250 (Zoning), Article 5 (Agricultural Districts), Section 250-14 C.12, to clarify definitions for "mill" and "sawmill" and regulate sawmills in the Agricultural (AG) district.

Summary of Discussion & Testimony: The discussion was extensive, focusing on the historical use of small sawmills for supplemental farm income, the distinction between "personal use" and "principal/commercial use," and the difficulty of enforcement. Residents argued against overly restrictive regulations that would eliminate small businesses and devalue farms. Township Solicitor and Zoning Officer clarified that state law considers sawmills an industrial business and that tighter regulations are needed to protect neighbors from noise, traffic, and fire hazards from large, unregulated commercial operations.

Action on Sawmill Ordinance: Following the testimony, a consensus was reached to refer the issue back to the Planning Commission for further refinement.

5. Motion: A motion was made by Lamar Glatfelter, seconded by Brandon Maxwell, to table the proposed ordinance amendment and send the matter back to the Planning Commission for further review and clarification, particularly regarding the allowance of sales and the definition of a personal-use sawmill, and to Adjourn the Public Hearing. Motion Carried
6. Brandon Maxwell made a motion to reopen the public meeting. The motion was seconded by Lamar Glatfelter. Motion Carried.
7. The consideration of Ordinance 25-2 related to Mills and Sawmills was covered in Item 5.
8. Carolyn Bupp- Planning Commission

Carolyn Bupp raised the issue regarding ambiguities in the existing codified ordinance Section 250-16, which governs the allocation of building rights based on acreage (0-7 acres = 1 right, 7-30 acres = 2 rights, 30-80 acres = 3 rights). The resident argued that the transition points (specifically 7 and 30 acres) are unclear and can lead to costly disputes and litigation over property value.

- Action: The Solicitor recommended that the Carolyn Bupp prepare a proposed amendment in writing and present it to the Planning Commission to formally initiate the amendment process, as all zoning ordinance amendments must start there.
9. Ken & Kate Holcomb- Johnson Road Subdivision

The Board addressed the subdivision plan for the property on Johnson Road, which was recently reviewed by the Planning Commission. York County Planning Commission comments and C.S. Davidsons Engineering comments

were received prior to the recommendation to approve the subdivision. The Planning commission Voted to sign the Sewage Module and give conditional approval at the meeting held on August 19, 2025.

- Motion (Sewer Planning Module): A motion was made by Charlie VanScoyoc, seconded by Supervisor Lamar Glatfelter to approve the Sewer Planning Module as submitted. Motion Carried.
- Motion (Subdivision Plan): A motion was made by Brandon Maxwell, seconded by Supervisor Charlie VanScoyoc, to give conditional approval to the Subdivision Plan. Motion Carried

Full approval will be granted after the Pennsylvania DEP Sewage Module is approved, and the Supervisors may sign the final documents without the applicants needing to attend a subsequent meeting.

10. Recreation Board Appointments

The Board considered the appointment of new members to the Recreation Board as proposed by Jeff Brady, Chairman of the Recreation Board.

- Proposed Members: Cory Blais, Crystal Myers, & Sue Barnhart
- Motion: A motion was made by Charlie VanScoyoc seconded by Supervisor Brandon Maxwell, to approve the proposed members to the Codorus Township Recreation Board. Motion Carried.

11. The Right to Know Request report and the Treasurers report were presented to the Board of Supervisors as follows.

Codorus Township Right to Know Requests		
8/1/2025-8/31/2025		
Requestor	Request	Date Received
Anne Druck	Request for township Financials	8/20/2025
Hayden Koch	Property Records	8/28/2025
Trusha Frassetto Nicholl	July Tax Collectors Records	8/20/2025

Treasurers Report- September 2025				
for the Period July 28, 2025-August 25, 2025				
	Starting Balace	Deposits	Payments	Ending Balance
General Fund	\$ 40,273.42	\$ 164,534.99	\$ 171,659.21	\$ 33,149.20
General Fund Money Market	\$ 839,567.53	\$ 59,619.59	\$ 84,091.95	\$ 815,095.17
General Fund CD	\$ 119,442.82	\$ 407.81		\$ 119,850.63
Covid Relief Funds	\$ 81,885.00			\$ 81,885.00
Liquid Fuel Fund	\$ 211,955.76	\$ 51.20	\$ 206,955.76	\$ 5,051.20
Liquid Fuel CD	\$ 261,719.17	\$ 884.68		\$ 262,603.85
Payroll Account	\$ 7,773.85	\$ 22,203.52	\$ 24,368.39	\$ 5,608.98
Recreation Fund	\$ 10,291.93	\$ 4,476.15		\$ 14,768.08
Total	\$ 1,572,909.48			\$ 1,338,012.11

12. Permit Application Revision and Permit Requirements Document

Megan Harris and Simon Schilling have made some changes to the Township Permit application. The revised application was discussed last month. Charlie VanScoyoc had asked at a previous meeting if there could be separate applications for Zoning and Building permits. Simon Schilling indicated that separate forms generally cause confusion and results in more permits returned not approved after the initial review. The new form is intended to eliminate confusion for residents by encompassing all necessary information for both zoning and building permits. Building Permits will only be issued when required by the UCC Code.

- Motion: A motion was made by Lamar Glatfelter and seconded by Charlie VanScoyoc to accept and implement the new, permit application form and Permit Requirements Document. Motion Carried.

13. Roadmaster Report- Brandon Maxwell

- Blacktopping: The annual blacktopping patchwork had been complete patching various areas, with approximately 200 tons of asphalt used.
- Backhoe Issue: An equipment issue with the backhoe that was discussed last month was resolved without incurring additional service costs.
- Route 216 Closure: Confirmed that Route 216 will NOT be closed for tree trimming, resolving a discrepancy between PennDOT and a private contractor. Traffic will be flagged instead of detoured.
- Equipment: The boom mowing operation is underway, and the new mower is working well, despite minor initial leaks.
- Gas Line: The gas line project across the street has been completed approximately two weeks ahead of schedule.

14. Solicitors Report- Andy Herrold

- a. The Board held an executive session prior to the meeting to discuss ongoing litigation. The Solicitor provided an update on the sawmill litigation at 6432 Steltz Road, currently at the Commonwealth Court.
- b. Settlement Proposal: A settlement proposal from Mr. Stoltzfus council was presented, which involved the Board permitting the transfer of development rights from a purchased property on Bonnair Road to the Steltz Road property to resolve the dispute.

Board Position: The Board was not inclined to accept the proposal, citing concerns about making a unilateral decision to transfer dwelling rights without an open hearing. The Board suggested that moving the sawmill to the Bonnair Road property might be an acceptable alternative.

Action: The Board agreed to table the matter until next month to allow Mr. Stoltzfus' council, Attorney Wilson, to be present. The Solicitor will convey the Board's reluctance to accept the current proposal to the opposing counsel.

- c. Firefighter/EMS Tax Credit

Andy Herrold requested authorization to advertise an amendment to the Firefighter/EMS Tax Credit Ordinance to include Glen Rock Ambulance Club.

- Motion: A motion was made by Lamar Glatfelter, seconded by Charlie VanScoyoc to authorize the advertisement of the amendment to the Firefighter/EMS Tax Credit Ordinance to include Glen Rock Ambulance Club.
- d. Andy Herrold has been working with the Solicitor for the Jefferson Codorus Joint Sewer Authority to offer a stipend to the members of the Sewer Authority. It was agreed that the stipend amount would be \$250.00 annually. Codorus Township would only be responsible for paying the representatives appointed by

Codorus Township. Stipends will be paid starting with the next appointed terms to the commission. Andy will draft a resolution to be adopted at the next meeting.

Non-Uniformed Pension Obligation (MMO)

Andy Herrold noted that the required adoption of the Minimum Municipal Obligations (MMO) for the non-uniformed pension was omitted from the agenda by error and must be approved before the end of September.

- Motion (Amend Agenda): A motion was made by Lamar Glatfelter and Seconded by Charlie VanScoyoc to amend the agenda to include the Minimum Municipal Obligation item. Motion carried.
- Motion (Approve MMO): A motion was made by Supervisor Brandon Maxwell , seconded by Lamar Glatfelter to approve the proposed 2026 Minimum Municipal Obligations for the non-uniformed pension. Motion Carried.

The Amended agenda will be posted online following the meeting.

15. Public Comment

Steve Bupp asked how existing sawmills that predate the new zoning ordinance can be officially grandfathered in to avoid future issues. The Solicitor suggested collecting evidence, such as dated photographs, to prove their pre-existing, non-conforming status, citing successful past cases.

16. Motion to Pay Bills

Motion: A motion was made by Charlie VanScoyoc, seconded by Lamar Glatfelter, to pay the bills. Motion carried.

17. Adjournment- The meeting was adjourned at Approximately: 8:45 PM

Respectfully Submitted,

Megan Harris

Secretary/ Treasurer