

Codorus Township Board of Supervisors Meeting Minutes

October 2, 2025

Attendees: Board Members Present were Lamar Glatfelter, Charlie VanScoyoc. Others present were Andy Herrold, Megan Harris, Brenda Miller, Christine Schwarz, Janet Dickie, Stephen Stoltzfus, Randall Buffington, John Esh, Claude & Linda Gladfelter, Tara Welch, Kris Raubenstine of Hanover Land Services, Clark Thoman, Jason Gross, and Carolyn Bupp.

1. The Meeting was called to order by the Chairman, Lamar Glatfelter.
2. No action was taken on item 2.
3. The minutes of the previous meeting were approved as presented.
4. John Esh- Buffalo Valley Road (DG0033) Waiver Request for Land Development Plan

Chris Raubenstine presented on behalf of John Esh, seeking a waiver request for the formal land development plan for the addition of a structure to an existing pig farm in Buffalo Valley.

Reason: The expansion is primarily to meet updated square footage requirements per pig, ensuring better living conditions.

Key Point: The operation's Animal Equivalent Units (AEUs) will remain under the 300 threshold that would classify it as a Concentrated Animal Feeding Operation (CAFO).

Stormwater: A stormwater management plan will still be submitted. A management plan (from David Khan/Agronomics Plus) detailing manure management will also be forthcoming.

DECISION: Lamar Glatfelter made a motion which was seconded by Charlie VanScoyoc to approve the waiver for the formal land development plan requirement (Section 200-3). Motion Carried.

5. Stephen Stoltzfus Steltz Road Sawmill

regarding an ongoing legal matter concerning the transfer of a Development Right to the Bonair Road property (BH0070) from the Steltz Road property (AH0022F).

The Board previously indicated it would not simply allow the transfer as it violates the zoning ordinance. The sentiment was to recommend the party seek a variance through the Zoning Hearing Board (ZHB).

Stephen Stoltzfus argued against seeking a variance, suggesting the issue could be resolved via a sacrificial agreement/stipulation in the furtherance of resolving the litigation, as the only parties involved are the Township and Stoltzfus.

The Board reaffirmed its previous position: The matter requires the applicant to proceed via the Zoning Hearing Board for a variance. The Board stated it is inappropriate to waive requirements solely to resolve litigation.

6. Carolyn Bupp- Civic IQ Inc. Right to Know Request and PA HB 502 Gov Shapiro's "lightning Plan" would allow energy developers to bypass local zoning & permitting.

Carolyn Bupp raised Concern raised about proposed state legislation (Governor Shapiro) that might override local ordinances regarding data centers.

Recommendation: It was recommended that the Planning Commission examine sample legislation (via PA State Association of Townships - PSASTs) and proactively investigate creating a zoning ordinance amendment—potentially placing data centers and battery storage into a Commercial District, possibly as a special exception.

7. Consideration and Approval of 2025 Fire Relief Distribution

Codorus Township receives Fire Relief Funds from Pennsylvania to be distributed to the Pennsylvania Fire Companies. The total received was \$30,246, an increase of approximately \$1,500.

Megan Harris recommended that The funds be allocated based on population/property value growth favoring the population growth and development in Jefferson's First Due area.

- Jefferson: \$11,044.27
- Glenrock: \$9,457.62
- Seven Valleys: \$6,305.07
- Rose: \$3,439.13
- Note: Lineboro cannot be included because they are out of state, even though they are first due in part of the township.

Decision: Charlie VanScoyoc made a motion to approve the distribution of funds. Lamar Glatfelter seconded the motion. Motion Carried.

8. Annual Fire & EMS, Senior Center, and Library Contributions

Decision: The Board approved distributing the budgeted funds using the same contribution amounts as the previous year.

9. SPCA Contract for Stray Animal Shelter

- Topic: Reviewing the annual contract for stray animal shelter services \$3,319 for 2025, up from \$3,019 in 2024.
- Key Info: The contract is *only* for stray animal housing, *not* animal control services (the Animal Control Officer position is currently unfilled). The SPCA will resume taking strays from residents in 2026.

Decision: Lamar Glatfelter made a motion to approve the SPCA Contract for 2026. Charlie VanScoyoc seconded the motion. Motion Carried.

10. Ordinance 2025-02: Lamar Glatfelter made a motion to add Glen Rock Ambulance Club to the existing firefighter and EMS act credit program. Charlie VanScoyoc seconded the motion. Motion Carried.

11. The board of supervisors was presented with the Right to Know Request report and the Treasurers report. Megan Harris reported \$30,817.75 in outstanding loans owed back to the General Fund from the Recreation Fund (Recreation Fund currently has \$22,544.63. The Board of Supervisors supported clearing the remaining debt before starting additional park projects.

Codorus Township Right to Know Requests		
9/1/2025-9/30/2025		
Requestor	Request	Date Received
Trisha Frassetto Nicholl	August Tax Collectors Reports	9/10/2025

Treasurers Report- October 2025

for the Period September 2025

	Starting Balance	Deposits	Payments	Ending Balance
General Fund	\$ 33,149.20	\$ 186,659.41	\$ 144,376.45	\$ 75,432.16
General Fund Money Market	\$ 815,095.17	67971.23	\$ 45,543.87	\$ 837,522.53
General Fund CD	\$ 119,850.63	\$ 409.20	\$ -	\$ 120,259.83
Covid Relief Funds	\$ 81,885.00	\$ -	\$ -	\$ 81,885.00
Liquid Fuel Fund	\$ 5,051.20	\$ 0.43	\$ -	\$ 5,051.63
Liquid Fuel CD	\$ 262,603.85	\$ 887.67	\$ -	\$ 263,491.52
Payroll Account	\$ 5,608.98	\$ 21,674.55	\$ 24,375.55	\$ 2,907.98
Recreation Fund	\$ 14,768.08	\$ 10,566.55	\$ 2,790.00	\$ 22,544.63
Total	\$ 1,338,012.11			\$ 1,409,095.28

12. Megan Harris received correspondence from Connie Wentz of the Jefferson Codorus Joint Sewer Authority, that one of the sewer authority members from Codorus Township has not been active. Andy Herrold reference the Municipal Planning Code and there are specific requirements of how many meeting would have to be missed before a replacement can be named. Megan Harris will reach out to Connie to confirm the meeting schedule and attendance records.
13. Brandon Maxwell was not present at the meeting to give the Roadmasters Report. Megan Harris stated that Final cleanup for the year, including filling in dirt around the edges of paved roads in preparation for snow is taking place and that Line painters will be in the area in the next few weeks. All future painting will be double yellow lines as PENDOT no longer endorses single yellow lines.
14. Joint Sewer Authority Stipend: Resolution # 2025- was presented to pay a \$250 annual stipend to the Codorus Township members of the Joint Sewer Authority, encouraging Jefferson to do the same. Charlie VanScoyoc made a motion to sign the resolution. Lamar Glatfelter seconded the motion. Motion Carried
15. Public Comment Tara Welch is concerned about excessive speeding (60-70 MPH in a 35 MPH zone) on State Route 851 and asked if speed radar display signs could be used, citing that Shrewsbury Township uses them on state roads. The Board agreed to contact PENDOT/authorities to find out if the Township is permitted to install the signs. Township may be able to use existing relationships to apply pressure on the companies if we are provided with the names of trucking companies.
16. Charlie VanScoyoc made a motion to pay the bills. The motion was seconded by Lamar Glatfelter. Motion Carried.
17. The meeting was adjourned at 8:45pm

Respectfully Submitted,

Megan Harris

Secretary/Treasurer