

Codorus Township Board of Supervisors Meeting Minutes

November 6, 2025

Attendees: Board Members Present were Lamar Glatfelter, Charlie VanScoyoc, and Brandon Maxwell. Others Present were Tom Wymard of MPL Law Firm, Megan Harris, John Amspacher, Gail Mancha, Crystal Maxwell, Timothy Bare, Stephen and Regina Nafe, Janet Dickie, Brenda Miller, Carolyn Bupp, Bob Gladfelter, Ann Rogers, Barbara and Jeffery Allen, Tara Welsh, Eric & Stephanie Hake, Scott Osman, Clark Thoman, Tim & Lori Shultz, & Matthew Haberle.

1. The meeting was call to order by Chairman, Lamar Glatfelter.
2. The minutes of the previous meeting were approved as presented.
3. Eric and Stephanie Hake- Fissels Church Road Reverse Subdivision Plan- The plan involves combining two parcels and adding a third piece to create a lot of 1 ½ acres. Comments were addressed prior to the Planning Commission meeting. The Codorus Township Planning Commission recommended approval.
 - Action/Decisions:
 - Motion to Waive Section 200-21: The motion was made by Lamar Glatfelter and seconded by Charlie VanScoyoc to waive Section 200-21, which requires the submission of a pre-preliminary plan, given the simplicity of the plan. Motion Carried.
 - Motion to Approve Plan: A motion was made by Lamar Glatfelter and seconded by Charlie VanScoyoc to approve the plan. Motion Carried.
4. Jeffery & Barbara Allen - Fissels Church Road Reverse Subdivision Plan- The plan involves combining two parcels. Comments were addressed prior to the Planning Commission meeting. The Codorus Township Planning Commission recommended approval.
 - Action/Decisions:
 - Motion to Waive Section 200-21: The motion was made by Charlie VanScoyoc and seconded by Brandon Maxwell to waive Section 200-21, which requires the submission of a pre-preliminary plan, given the simplicity of the plan. Motion Carried.
 - Motion to Approve Plan: A motion was made by Charlie VanScoyoc and seconded by Brandon Maxwell to approve the plan. Motion Carried.

5. Dog Kennels Ordinance Follow-up

- Discussion: Follow-up on questions from a prior meeting regarding dog kennels. Simon Schilling (Zoning Officer) was absent but provided clarification on enforcement.
 - The township ordinance defines a kennel as a property used for boarding, holding, sale, or breeding of dogs if five or more adult dogs (over six months) are residing on the property.
 - Enforcement: Advertising puppies for sale (online or via a sign) provides reasonable cause for the Zoning Officer to enter the property to speak with the owner and potentially issue a violation based on the advertisement. However, a full property inspection requires the owner's permission or an administrative search warrant.
 - Action Item: Residents with kennel-related issues should obtain a complaint form from the township office for Simon to investigate.

6. Authorization to transfer remaining ARPA funds and close ARPA checking account.

- Action/Decisions:
 - Motion to Transfer Funds: A motion was made and seconded to transfer the remaining ARPA funds into the general account to cover the cost of the dump truck. The motion carried. The check will be processed by Wanda, and the account will be closed.
 - Dump Truck Delivery: The new dump truck is expected to be delivered in the next few weeks.

7. 2026 Draft Budget

- Discussion: The draft 2026 budget is available for review, reflecting a slight increase in the winter snow budget.
- Earned Income Tax (EIT): The York Adams Tax Bureau advises townships to estimate low on EIT due to the potential federal shutdown, which could also trickle down and affect real estate transfer and property taxes.
- The cable franchise fee continues to trend downward due to people cutting cable.
- Lamar Glatfelter made a motion to approve advertising the budget. Charlie VanScoyoc seconded the motion. Motion Carried.

8. Approval to advertise the 2026 meeting schedule.

Charlie VanScoyoc made a motion to advertise the 2026 meeting schedule. Lamar Glatfelter seconded the motion. Motion carried.

9. The right to know request report and Treasurers Report were presented to the Board of Supervisors.

Codus Township Right to Know Requests		
10/1/2025-10/31/2025		
Requestor	Request	Date Received
Ryan Bowen	Building Permits 10/1/2025-10/29/2025	10/30/2025
Charles Jones, LLC	Property Tax Records for September	10/10/2025
Civic IQ Inc. Abbas Khan	Directory of Staff	10/24/2025

Treasurers Report- November 2025

for the Period October 2025

	Starting Balace	Deposits	Payments	Ending Balance
General Fund	\$ 75,432.16	\$92,101.81	\$ 91,833.25	\$ 75,700.72
General Fund Money Market	\$ 837,522.53	\$23,873.31	\$ 43,501.04	\$ 817,894.80
General Fund CD	\$ 120,259.83	\$ 397.35		\$ 120,657.18
Covid Relief Funds	\$ 81,885.00			\$ 81,885.00
Liquid Fuel Fund	\$ 5,051.63	\$ 0.43		\$ 5,052.06
Liquid Fuel CD	\$ 263,491.52	\$ 725.50		\$ 264,217.02
Payroll Account	\$ 2,907.98	\$33,868.48	\$ 23,795.63	\$ 12,980.83
Recreation Fund	\$ 22,544.63	\$ 40.88	\$ 15,817.75	\$ 6,767.76
Total	\$ 1,409,095.28			\$ 1,385,155.37

10. Roadmasters Report- Brandon Maxwell

- Road Salt Bid The bid for this year is 400 tons (up from 300 last year). The new supplier resulted in a price almost \$10 cheaper per ton.
- Contract Terms: The township is required to use a minimum of 60% and a maximum of 140% of the bid amount.
- Bridge Inspection and Repair (Buffalo Valley)
 - Discussion: The steel tech bridge on Buffalo Valley Road, built in 1950, was inspected in September and is failing (though not an emergency). PennDOT mandates action.
 - Immediate Action: The bridge has been restricted to 5 tons (10 tons for combinations).
 - Future Plan: The engineers are developing a package of options: band-aid repair, full rebuild, or installing a box culvert.
 - Timeline: PennDOT requires a plan of action to be in place and started by March 2026.
 - Acknowledgement: Brandon was credited for the quick response to the bridge posting (signs ordered and put up, engineers notified).
- Line Painting

Roads to be painted: Bosley School Road, Fair School Road (from Mummert to Narrow Gauge), Narrow Gauge Road, Sportsman's Club, and Johnson Road.

New Requirement: Due to PennDOT law changes, all lines must now be double yellow to avoid township liability in accidents, but the price remains the same.

11. Solicitors report- Tom Wymard There was no report.

12. Public Comment: Scott Osman congratulated Brandon Maxwell and Jason Gross on election and offered continued service to the township.

Public Comment: Charlie VanScoyoc commended Clark Thoman for mowing of the roadsides.

13. Motion to Pay Bills: A motion was made and seconded to pay the bills. The motion carried.

14. Adjournment: The meeting was adjourned. At 8:07 pm

Respectfully Submitted,

Megan Harris

Secretary/ Treasurer