

CODORUS TOWNSHIP BOARD OF SUPERVISORS AGENDA

Thursday, September 4, 2025

7:30 PM

1. Pledge
2. Action on Minutes
3. Recess public meeting
4. Open Public Hearing to receive testimony on proposed Zoning Ordinance Amendment related to mills and sawmills
5. Adjourn public hearing
6. Reopen Public Meeting
7. Consideration of Ordinance 25-2 related to mills and sawmills
8. Carolyn Bupp- Planning Commission
9. Ken & Kate Holcomb- Johnson Road Subdivision-
Consideration of Sewage Planning Module & Consideration of Conditional Subdivision Approval
10. Recreation Board Discussion
11. Right to Know Request Report and Treasurers Report
12. Zoning and Building Permit Application and Permit Requirements Document
13. Roadmasters Report- Brandon Maxwell
14. Solicitors Report- Andy Herrold
 - a. Executive Session Announcement
 - b. Consideration of proposed Joint Stipulation and Consent Decree to resolve and settle litigation involving use of 6432 Steltz Road through transfer of development right
 - c. Authorization to advertise amendment to Firefighter and EMS tax credit to include Glen Rock EMS as authorized tax credit entity.
 - d. Jefferson Codorus Joint Sewer Authority Request for Stipend
15. Public Comments
16. Motion to Pay Bills
17. Adjournment

Upcoming Meetings:

The Next Board of Supervisors meeting will be October 2, 2025

The Next Planning Commission meeting will be September 16, 2025

There are no Zoning Board Hearings Scheduled at this time and no pending applications.

PUBLIC NOTICE

NOTICE is hereby given that the Board of Supervisors of Codorus Township, York County, Pennsylvania, that a public hearing on a proposed amendment to the Code of the Township of Codorus, Zoning, will be held on Thursday, September 4, 2025, at 7:00 p.m. at the Codorus Township offices 4631 Shaffers Church Road, Glenville, PA.

The Ordinance proposing the amendment to the Code of the Township of Codorus is entitled, “AN ORDINANCE OF CODORUS TOWNSHIP, YORK COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF CODORUS, CHAPTER 250 ZONING, ARTICLE III, SECTION §250-9, ENTITLED “DEFINITIONS” TO ADD THE DEFINITIONS OF “MILL” AND “SAWMILL”; AND AMENDING THE CODE OF THE TOWNSHIP OF CODORUS, CHAPTER 250 ZONING, ARTICLE V ENTITLED “AGRICULTURAL DISTRICTS (A),” SECTION §250-14 C(12), ENTITLED “ PRINCIPAL USES PERMITTED BY SPECIAL EXCEPTION” TO EXCLUDE SAWMILL.”

The proposed amendment to the Zoning Ordinance amends the Code of the Township of Codorus to define “mill” and “sawmill” and to exclude “sawmill” from the principal uses permitted by special exception in the agricultural district.

The Board of Supervisors proposes to adopt the amendments to the Code of the Township of Codorus at the regularly scheduled public meeting of the Board immediately following the aforesaid hearing.

A copy of the proposed Ordinance may be examined without charge at the Township offices during normal business hours. A copy of the proposed Ordinance has been filed with the York Newspaper and the York Law Research Center, 45 N George St, York PA. Interested citizens are invited to attend the aforesaid public hearing and the regular meeting of the Board of Supervisors of Codorus Township immediately following the public hearing and offer comments on the proposed amendments to the Code of the Township of Codorus.

**CODORUS TOWNSHIP
BOARD OF SUPERVISORS**

**By: Andrew C. Herrold, Esquire
Solicitor**

**CODORUS TOWNSHIP
YORK COUNTY, PENNSYLVANIA**

ORDINANCE NO. 25 - ____

AN ORDINANCE OF CODORUS TOWNSHIP, YORK COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF CODORUS, CHAPTER 250 ZONING, ARTICLE III, SECTION §250-9, ENTITLED “DEFINITIONS” TO ADD THE DEFINITIONS OF “MILL” AND “SAWMILL”; AND AMENDING THE CODE OF THE TOWNSHIP OF CODORUS, CHAPTER 250 ZONING, ARTICLE V ENTITLED “AGRICULTURAL DISTRICTS (A),” SECTION §250-14 C(12), ENTITLED “ PRINCIPAL USES PERMITTED BY SPECIAL EXCEPTION” TO EXCLUDE SAWMILL.

WHEREAS, Codorus Township previously enacted the Codorus Township Zoning Ordinance, Chapter 250, Zoning, of the Code of the Township of Codorus; and

WHEREAS, Codorus Township wishes to amend Chapter 250 of the Code, Article III, §250-9, entitled “Definitions,” to add the definitions of mill and sawmill; and

WHEREAS, Codorus Township wishes to amend Chapter 250 of the Code, Article V entitled “Agricultural Districts (A), §250-14C(12), entitled “Principal uses permitted by special exception,” to exclude sawmill as a use permitted by special exception; and

WHEREAS, Codorus Township has held a hearing pursuant to public notice to receive testimony concerning the proposed amendment to Section of the Code of the Township of Codorus.

NOW, THEREFORE, be it enacted and ordained and it is hereby enacted and ordained by the Board of Supervisors of Codorus, York County, Pennsylvania as follows:

1) The Code of the Township of Codorus is hereby amended by adding the definitions of Mill and Sawmill to the existing definitions set forth in the Code of the Township of Codorus Chapter 250, “Zoning,” Article III “Terminology,” §250-9 “Definitions,” to read as follows:

PERSONAL USE SAWMILL – An sawmill which is used for personal use only, is used only for materials grown on the property, is not used to prepare any wood product for sale or distribution, and occupies no more than one acre of land including storage of any prepared wood.
MILL – a building provided with machinery for processing and especially for grinding grain into flour and producing feed.

SAWMILL – a principal use devoted to the processing of natural wood products into semi-finished products for distribution.

2) The Code of the Township of Codorus is hereby amended by adding the exclusion of sawmill from the existing principal uses permitted by special exception set forth in the Code of the Township of Codorus Chapter 250, “Zoning,” Article V “Agricultural Districts (A),” §250-14 “Use regulations,” C(12) “Principal uses permitted by special exception”, to read as follows:
(12) Mill, including, but not limited to, feed and grain mills, but excluding sawmills, which are defined separately under this Ordinance.

3) The Code of the Township of Codus is hereby further amended by adding Personal Use Sawmill as an accessory use permitted by right in the Agriculture Zoning District, as set forth in the Code of the Township of Codus Chapter 250, "Zoning," Article V "Agricultural Districts (A)," §250-14 "Use regulations," (B), "Accessory uses", which amended by amending number 16 to read "(16) Personal Use Sawmill", and adding number 17 to read "(17) Any other use customarily incidental to any of the uses permitted by this section as principal uses.

Accessory uses in Subsection B(1), (4), (7), (8), (12) and (14) shall be permitted as accessory only to principal use in Subsection A(4). Accessory uses in Subsection B(10) and (11) shall be permitted as accessory only to principal use in Subsection A(3). Accessory uses in Subsection B(5) and (6) shall be permitted only as accessory to principal use in Subsection A(1). Accessory use in Subsection B(13) shall be permitted as accessory only to principal uses in Subsection A(3) and (5)."

4) This Ordinance shall become effective as provided by law.

ENACTED AND ORDAINED by the Board of Supervisors of Codus Township this ____ day of _____, 2025.

**BOARD OF SUPERVISORS OF
CODORUS TOWNSHIP**

BY: _____
Chairman

ATTEST:

Vice-Chairman

Secretary

Supervisor