

BOROUGH OF JEFFERSON
PUBLIC HEARING & COUNCIL REGULAR MEETING
Monday December 6th, 2021 6:00 pm
P.O. Box 146 • 48 Baltimore St. • Codorus • PA 17311
York County • Pennsylvania

In Attendance-Council:

President Dave Loeffler
Councilwoman Anne Loeffler
Councilman Zach Thoman
Councilman Frank Thomas
Pro-Tem Daniel Kauffman

Other: (For Council Meeting)

Gwen Muntz
Mark & Linda Miller
Larry Little

In Attendance:

Mayor Jim Sanders
Secretary/Treasurer Connie Wentz
Engineer Cory McCoy, C.S. Davidson
Solicitor Devon Myers, CGA Law Firm
Zoning Officer Rachel Vega

Absent:

PUBLIC HEARING

1. CALL PUBLIC HEARING TO ORDER AND PLEDGE TO THE FLAG

President Loeffler called the December 6, 2021 Public Hearing of the governing body to order at 6:00 pm. There were 23 people in attendance of the public.

2. TOPIC OF HEARING – REZONING BERLIN ST PROPERTY

Petition to Amend the Jefferson Borough Zoning Ordinance and Zoning Map submitted by Joseph A. Myers and intends to adopt an Ordinance Amending the Zoning Ordinance and Map. Proposing multi-family townhomes on the land owned by JA Myers. Lawyer starts off giving introduction of JA Myers and history of work and value of building such units in the Borough. York County Planning Commission advised against this plan. Jefferson Borough Planning Commission voted for it. Handed out 2 samples of homes that could be built on the property- a two-story with basement, and three-story with garage. Could work with either option, as see fit for Ordinances and Variances. Anne Loeffler asked about water runoff, pond, and stormwater management. Explained would follow state guidelines. Zach Thoman asked about parking, was told 2 vehicles per unit, with overflow parking and guest parking available. Question was asked by Frank Thomas if York Water was contacted, they have not yet contacted the Utilities for the area. Ben Myers says it would be mostly for sale, some could be rentals; but would not allow Section 8. Jim Sanders suggested if storage would be put in for extra space. Dan Kauffman states that it will be probably a younger community area and asks will there be a park or area of recreation. Answer was yes, there would be an area following guidelines. Dan states it's a 30% increase for taxable purposes, compared to the \$37/year currently. Robert Rebert spoke that the town's fertilizer plant is the biggest industrial company in the Borough. Keith Fishel-34 Hanover St: Asked if he heard correctly that it was market rate and rentals? Answer was yes. What happens if can't keep the entire property? Rules, guidelines, Ordinances would apply even if the property changed hands.

Andrew & Brittany Yount- 53 Berlin St: Just would like to make a statement that he bought the property for the country life, and views. Just had a baby and wanted to keep the lifestyle they bought their home for.

Robert Rebert: His land shares the longest part of the property. Has concerns regarding the recreation part of the property, and "roaming people". Other concerns- traffic in the circle, law enforcement. Brought up other bigger properties that is already zoned residential, that doesn't need changed. Also believes it would take away from Jefferson.

Cindy Baugher- 37 Berlin Rd: Asks about access into the development. States a single "boulevard" entrance. If another access is required, that will be revisited.

Aaron Hoff- 36 Berlin St: What analysis has been done to present this? As an engineer himself, the roads would need to be regraded. Feels there is red flags regarding the entrance. Answer was that PennDot has already been out to access the property and says it was ok to be done.

Josh Kessler- 23 Burns Rd: States HOA is junk. Disagrees with HOA's. Who will do the regulating when the HOA, just lets the residents "do whatever they want"? Two cars per home, will end up being four, or six. States that JA Myers bought this property for dirt cheap, is looking to make profit in a community that is just nice the way it is. Answer that the HOA is responsible for those inside the development and would enforce those who don't follow.

Donald Thoman- 25 York St: Concerns about Sewer system. Answer is that the sewer system is only being used at 10-15% capacity so the more that is used, the better it will be utilized. Now is under the impression that there may not be enough water supply.

Tim Hanson- Heidelberg Township Supervisor: Asks why we would want to allow something like this into our Jefferson Borough. There is a lot that needs to be changed i.e. police.

Larry Little- 28 Berlin St: Is with the fire company. Is asking where their water coming from for the sprinklers systems for this property? Pressure from across the fertilizer is not good. Also, express concerns about traffic regarding speed up and down the road. Also questioning PennDot, regarding the entrance- being a one entrance. Ben Myers states that there may be a lot of extensive improvements because of getting the property cheap.

Josh Kessler states he hopes the Council denies the Petition, and this is over.

Mark & Linda Miller- 47 Berlin St: States he has a beautiful view. Would like to know where the entrance/exit? Mr. Miller says he has a hard time turning left as, does not want to deal with waiting or being almost killed on the road. States compromise may change minds, suggests one-acre lots.

Mark states that fertilizer plants could explode or fires?

Keith Fishel states he agrees with Tim Hanson, don't take away from our area.

Frank Thomas states the fire company voted against it when he brought it up.

Robert Rebert says about the fertilizer plant, he sees this putting them out of business. This development could potentially complain about the business that starts up. The family does all their business in Jefferson. States again that there is other land that can support the development.

Devon Myers says Myers has to apply for Special Exception and listen to testimony regarding traffic, noise, and various other steps before this even makes a budge.

Dan Kauffman asked if this was approved, what could be built right now? Zoning Officer- Rachel Vega reads off a list of possible uses.

3. ADJOURN PUBLIC HEARING – President Loeffler adjourns this meeting at 7:28 pm

SCHEDULED MEETING

1. CALL REGULAR MEETING TO ORDER

President Loeffler called the December 6th, 2021 Council Regular Meeting of the governing body to order at 7:38 pm. There were 4 residents in attendance, and everyone abided by the state guidelines.

2. NOVEMBER 1ST 2021 MINUTES

Councilwoman Loeffler made the motion to accept, the November 1st 2021 Minutes, Councilman Thomas second. **Motion passed.**

3. PUBLIC COMMENTS

- Mark Miller asks how does the Zoning change work? Solicitor Myers says the January Borough Council meeting it will be voted on whether it allows to go through. Councilwoman Loeffler asks that the Jefferson Zoning Board approved JA Myers plan, and asks about the Planning Commission approval? More discussion regarding the land, the use, and exceptions for the property.

4. SOLICITOR'S REPORT

- ZHB fees that were not used, minus advertisement, postage and administrative duties, shall be

returned to applicants. President Loeffler made the motion, Councilman Kauffman second. Motion Passed.

- Millage Tax Rate Resolution 2021-04 for the year 2022.
- Discussion for 22 York St. Steps on what to do next. Solicitor has sent it to an investor in Hanover to see if this could be of any interest.

5. ENGINEER REPORT –

- Capital improvement plan meeting for Nov 10th at 7pm. Meeting update: feels meeting went well. Jess will put together a plan that will be presented for February. May not need any action taken on it, there's ideas to look at.
 - **Solicitor & Engineer left the meeting at 8:25 pm**

6. PLANNING COMMISSION –

7. TREASURER'S REPORT

- a) Cash Flow Report, Budget vs. Actual Report, Income & Expense Reports for November – Councilwoman Loeffler made the **motion** to accept the Cash Flow Report, Councilman Thomas seconded and the **motion passed**.

8. JEFFERSON CODORUS JOINT SEWER AUTHORITY REPORT

- a) Next Meeting – November 3rd 2021

9. ZONING/PERMIT REPORT

- a) Permit & Ordinance Violations – Report for November
- b) Ordinance Compliance Officer – No report for November

10. MAYOR'S REPORT – No report given

11. COMMITTEE REPORTS / COMMITTEE ASSIGNMENTS

- a) Building, Property and Supply – Chairperson D. Loeffler –
- b) Maintenance List –November maintenance reviewed – Cannon wheels bubbling up
- c) Finance – Chairwoman Loeffler – Gives Report
- d) YATB – Councilwoman Loeffler – Gives Report
- e) PSAB – Councilwoman Loeffler – Gives Update
- f) YCBA – Councilwoman Loeffler – Update on dinner.
- g) Lights, Water & Gas – Chairperson Z. Thoman – No report currently.
- h) Public Safety and Welfare – Chairperson F. Thomas –
- i) JVFC – Chairperson F. Thomas – Still has calendars again for next year \$30
- j) Solid Waste and Sewer – Chairperson D. Kauffman – No report at this time
- k) Streets & Sidewalks – Chairperson D. Loeffler –

12. OLD BUSINESS

13. NEW BUSINESS

- Councilwoman Loeffler presented Councilman Thoman with a gift for his service on the board. This is his last meeting with Jefferson Council Board.

14. CORRESPONDENCE

- Included in folder

15. MEETING AND TRAININGS

Organization	Subject	Date
BORO	Next Council Meeting	JAN 3, 2022
JCJSA	Sewer Authority Meeting (First Wednesday)	7:00 pm
YCDES	NIMS Training and Exams: http://www.fema.gov/nims-training	NIMS Courses
PSAB	Education Courses & Webinars: www.classes.boroughs.org	PSAB Courses
PA LTAP	Local Technical Assistance Program – Classes Available (PennDot)	LTAP Website

15. ADJOURNMENT – Councilwoman Loeffler made the motion to adjourn at 9:09 pm., Councilman Thoman second, **motion passed.**

Respectfully Submitted,

Connie Wentz,
Borough of Jefferson Secretary