

**Chanceford Township, York County  
Board of Supervisors Regular Meeting  
September 11, 2006**

**MEETING DAY AND TIME:** September 11, 2006

David Gemmill opened the regular meeting of the Chanceford Township Board of Supervisors at 7:00 p.m. in the Community Bldg., 51 Muddy Creek Forks Rd., Brogue, PA. He asked for a moment of silence in remembrance of September 11, 2001. He led those in attendance in the pledge to the flag.

Members present: Chairman David Gemmill, Vice-chairman Henry Tyson, and Supervisor Eric Bacon.

Others present: Engineer Casey Deller, Solicitor Glen Smith, Zoning Officer Jeffrey Koons, Roadmaster Ronald Miller, Secretary-Treasurer Brenda Gohn, and Office Assistant Amie Kauffman.

**APPROVAL OF MINUTES:**

Henry Tyson made the motion to approve the minutes of 8/14/06 as written. Seconded by Eric Bacon, motion carried.

David Gemmill announced that an executive session was held prior to the meeting and also prior to the meeting last month for the purpose of discussing personnel issues.

**FIRE CHIEF'S REPORT:**

Chief Witmer reported that there were twenty-six calls for the month of August. Fire Prevention Week will be held October 8-14. New Bridgeville Fire Company's Open House will be held on Friday, October 20.

**AMBULANCE CAPTAIN'S REPORT:**

Captain Scott Kauffman was not present at the meeting but submitted his report prior to the meeting.

David Gemmill will discuss ambulance staffing with Captain Kauffman.

Another of the items on his report was a concern regarding a bug and rodent problem within the Community Building. The Secretary was directed to obtain quotes on extermination.

**SUBDIVISION PLANS FOR REVIEW:**

William E. Jr. and Carla A. Kuehne Final Plan #04-042 – Eric Bacon made the motion to table the plan due to lack of representation. Seconded by Henry Tyson, motion carried.

PennDOT Bacon Road Stockpile Facility Revised Land Development Plan #05-01586-004 – David Gemmill made the motion to table the plan in order to give the

Township Engineer the time needed to review the York Co. Planning Commission's comments. Seconded by Henry Tyson, motion carried.

Reed E. and Mary Ann Shaull Final Plan # 05-024 – Henry Tyson made the motion to send the planning module into DEP for approval. Seconded by Eric Bacon, motion carried.

**PUBLIC COMMENT :**

George and Leona McClelland were present to file a complaint about their neighbor, the Edmundson Family located at 148 Cold Stream Trail. The McClellands submitted a list of alleged violations.

Jeff Koons was directed to do a site visit regarding these alleged violations.

Sandy Smith was present to file a complaint regarding a proposed cage free chicken layer house which would be located at 1599 Furnace Road. She felt it was not family farming but factory farming and had many concerns.

David Gemmill commented that Chanceford Township is an agricultural community and that farmers cannot farm in the same manner as they did years ago and make a living.

Mr. Gemmill stated they will take the submitted comment letter under advisement and distribute it to the Planning Commission members.

Brett Morris was present regarding the Susan Drive private right-of-way and whether or not he would be able to use it for an additional dwelling. After reviewing his mother's deed, the Board felt that he would have the right but wanted to discuss it with the Township Solicitor before making a final decision.

Chad Ward was present to assure that the New Bridgeville Fire Co. would have access to the Shenk's Ferry boat ramp. Chief Witmer will be directed to get in touch with Mr. Ward concerning an agreement with the fire company. Mr. Ward also gave permission to the Township to use the ramp in emergencies.

Floor was closed.

**ROADMASTER'S REPORT**

Ronald Miller reported that Hively Road has been seal coated. The shoulders will be put on this month.

Also, there is a tri-axle truck parking along the street in Chanceford Crossings which is going to make it very difficult to plow snow. He was directed to distribute flyers throughout the development making the residents aware of the Parking Ordinance.

The road crew is continuing to skin patch and will make one more mowing round after the skin patching is completed.

**ZONING OFFICER'S REPORT:**

Jeff Koons feels a flyer should be created informing residents on corner lots in Chanceford Crossings about the regulations of living on a corner lot.

Wilbur Posey – need to have Solicitor send letter

Steve Xanthos (Happy Horse Investments) – has not removed vehicles. Need to have the Solicitor send a letter.

Sherry Parrish – four automobiles remaining. Two will be removed by the weekend.

Carmine and Elizabeth Pantano – very little progress on his removal of auto parts and other junk.

Earl Dettinger – Jeff was directed to contact Mr. Dettinger regarding the right of way on Dettinger Road.

### **ENGINEER'S REPORT:**

On August 25, stormwater inspections were completed on Tommy's Road, Lockport and Boyd Roads, and the Abenschoen property by the Engineer, Roadmaster Ronald Miller, and Supervisor Henry Tyson. Casey Deller gave possible resolutions to these problems. Regarding the Abenschoen property, there are several erosion areas that will be filled in with topsoil and seeded as per site inspection and Engineer.

Brook Run Farm – it was determined that he does not need a Land Development Plan nor does he need to go before any boards in order to build the proposed cage free chicken layer house. He meets the criteria.

The Engineers are still working on obtaining the Hively Road Box Culvert PaDEP permits.

### **SOLICITOR'S REPORT:**

The Township Solicitor was directed to proceed on Wilbur Posey.

Steve Xanthos has three more days to comply, at which time if nothing has been done, the Solicitor has been directed to proceed.

The old computer hard drive is to be destroyed.

### **SCOPE OF WORK (COMPREHENSIVE PLAN):**

The Board discussed the Comprehensive Plan scope of work and came up with the following:

- Reinforce zoning
- Expand commercial
- Village zoning keeping compatible with business
- Promote agriculture
- Create light industrial commercial
- Look at mergers and cost sharing of emergency services
- Planning the preservation of historical properties
- Adequate recreation
- Transfer of development rights (Dave Gemmill feels Lower Windsor's is good)
- Evaluate road capabilities and the necessity of widening roads

- Keep in consideration the location of preserved farms

**RADIO SYSTEM:**

Henry Tyson made the motion to give David Gemmill permission to sign the necessary paperwork to be sent into the York Co. Emergency Management Agency regarding the radio system. Seconded by Eric Bacon, motion carried.

**APPROVAL OF BILLS:**

Eric Bacon made the motion to pay the bills in a manner approved by law. Seconded by David Gemmill, motion carried.

Henry Tyson abstained.

**ADJOURNMENT:**

There being no further business, Henry Tyson made the motion to adjourn the meeting. Seconded by David Gemmill, the meeting was adjourned at 9:55 p.m.

Respectfully submitted,

Brenda C. Gohn  
Secretary