

**Chanceford Township, York County  
Board of Supervisors Regular Meeting  
January 8, 2007**

**MEETING DAY AND TIME:** January 8, 2007

David Gemmill opened the regular meeting of the Chanceford Township Board of Supervisors at 7:05 p.m. in the Community Bldg., 51 Muddy Creek Forks Rd., Brogue, PA. He led those in attendance in the pledge to the flag.

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

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

**APPROVAL OF MINUTES:**

Eric Bacon made the motion to approve the minutes of 12/11/06 as written. Seconded by Henry Tyson, motion carried.

**FIRE CHIEF'S REPORT:**

Ron Witmer reported that he will be submitting a report to the Board for the year 2006.

**AMBULANCE CAPTAIN'S REPORT:**

Scott Kauffman reported that Brogue Ambulance responded to thirty-two calls in December and they responded to 570 for the year.

**SUBDIVISIONS:**

Clover Hill Manor Final Plan #L-5099. Chris Carr was present to ask the Board if they would waive the requirements of Sections 410, 705.d, 716.a, and 809. The Board stated that they will address the waivers at the same time the other comments are addressed.

Eric Bacon made the motion to table the plan. Seconded by Henry Tyson, motion carried unanimously.

Reed and Mary Ann Shaull Final Plan #05-024 – Eric Bacon made the motion to table the plan due to the following comments that need to be addressed:

1. A recommended waiver from the requirement of SALDO Section 601.c (topography). However, true mass and streams should be shown.
2. A recommended waiver from the requirement of SALDO Section 601.d (boundaries).
3. Owner's notarized signatures need to appear on the plan (SALDO Section 601.h).
4. Need to verify if a Soil and Erosion plan is required.

5. Dedicate additional right-of-way necessary for curves on Reed Road to comply with SALDO Section 705.d and show on the plan.
6. Planning module approval.

Seconded by Henry Tyson, motion carried unanimously.

William E., Jr. and Carla A. Kuehne Final Plan #04-042 – David Gemmill made the motion to table the plan until the following comments are addressed satisfactorily:

1. Owner's notarized signatures need to appear on the plan (SALDO Section 601.h).
2. A note needs to be added to the plan stating that the maximum disturbed area is less than 5,000 sq. ft. or an approved Erosion and Sedimentation plan if it is more than 5,000 sq. ft. (Section 602.a).
3. A Stormwater Management report in accordance with the Chanceford Township Stormwater Management Ordinance needs to be submitted for review. The plan and report as submitted do not satisfy that requirement.
4. Needs to put a note on the plan reflecting the conversation that Mr. Kuehne had with PennDOT regarding not needing a Highway Occupancy Permit for the driveway.
5. The Zoning Hearing Board decision needs to appear on the plan.

The Township Engineer was directed to set up a meeting with Mr. Kuehne and his engineer and come to a resolution on the driveway as well as the other comments.

Seconded by Henry Tyson, motion carried unanimously.

#### **FLOOR OPEN TO PUBLIC:**

Thomas Cordwell was present to inquire whether he could add 1 ¾ acres to his property which contains the salvage yard. Mr. Cordwell also asked for a letter stating that the fire lane cannot be used as a dwelling access right-of-way. Mr. Cordwell was made aware he will need to show access to the thirty-two acre lot he intends to sell.

Chad Arnold, Assistant Fire Chief, of Felton Fire Company was present to submit a fourth quarter report on fire calls in Chanceford Township.

Rev. Robert Edmundson was present to voice his concerns with the Chanceford Crossings Recreation Area regarding the vandalism damage.

The Roadmaster was directed to determine the recreation area property line and clean up debris if on the recreation area property.

The Secretary was directed to contact the State Police and ask for additional patrols in this area since there has been destruction of township property.

The Secretary was also directed to call Matthew King and obtain a progress report on his recreation area renovations project as well as find out how he is storing the materials provided to him by the Township.

Floor was closed to the public.

**ROADMASTER’S REPORT:**

Ronald Miller reported the following:

Battle Hill Road Bridge – still waiting for the permit from DEP.

Trinity Road Bridge – a three ton weight limit sign has been erected temporarily.

Henry Tyson made the motion to have the Township Engineer proceed with the emergency permit. Seconded by Eric Bacon, motion carried unanimously.

Road signs – one-fourth of the new road signs have been put up.

**ZONING OFFICER’S REPORT:**

Jeff Koons discussed with the Board the new fees on the revised salvage yard application. Henry Tyson made the motion to approve the new fees. Seconded by Eric Bacon, motion carried unanimously.

Mr. Koons reported on the following properties:

Wilbur Posey – Mr. Posey has removed another four cars from his property located along Delta Road.

Steve Xanthos – Mr. Xanthos is making progress in cleaning up his property. He is going to bring in a twenty yard container next week to finish the job.

Jerry Kolar located at 6 Cypress Point Road is requesting a permit to erect an in-laws quarters on his property. He would like to attach only one-third of the house wall. It was determined that he can do this since the township does not have any regulations on in-laws quarters. The Board feels that we need regulations and the Zoning Officer will discuss this with the Planning Commission.

Robert Edmundson property – Mr. Edmundson’s property is in compliance at this time.

**ENGINEER’S REPORT:**

Casey Deller reported that Lockport and Boyd Roads are in cost estimating. Casey was directed to obtain an updated schedule on the Bacon Road PennDOT facility.

**SOLICITOR’S REPORT:**

Tim Bupp reported that he checked at the Law Library to see if Maidstone Avenue was ever adopted and found nothing to indicate that it had been. He will check further and do the necessary paperwork if needed.

The Wilbur Posey agreement regarding the clean-up of his Delta Road property was signed by Mr. Posey and Chanceford Township.

Frank Shaffer Property – Mr. Shaffer created a Planned Community without subdivision approval from Chanceford Township or Felton Borough. Attorney Bupp is working with the state to determine the legality of this planned community.

Attorney Bupp asked for authorization to continue pursuing this matter and to send Mr. Shaffer a notice of this illegal subdivision when appropriate. David Gemmill made the motion, seconded by Eric Bacon, motion carried unanimously.

Eric Bacon left the meeting at 9:30 p.m.

Barley Conservation Easement – There are two properties (9 and 11F) on the same deed but have different tax ID numbers and two different tracts. When subdivided in 1985 there were no rights designated to 9 or 11F (then Lot #6). Attorney Bupp has no idea when Lot #6 became two lots (9 and 11F).

Regarding Lot 11F, Henry Tyson made the motion to note on the deed that there were no building rights designated to this lot when it was created and the Township does not want any rights designated to it in the future. Seconded by David Gemmill, motion carried.

**ORDINANCES AND RESOLUTIONS:**

**Ordinance No. 2007-01 Realty Transfer Tax Ordinance** – Henry Tyson made the motion to adopt an Ordinance restating and enacting a realty transfer tax and other tax related provisions pursuant to Article X1-D of the Tax Reform Code of 1971 and authorizing the Department of Revenue of the Commonwealth of Pennsylvania to determine, collect, and enforce the tax, interest, and penalties. Seconded by David Gemmill, motion carried.

**Resolution 2007-01 Setting the Prevailing Fees** for all Provisions of the Chanceford Township Subdivision and Land Development Ordinance and the Chanceford Township Zoning Ordinance. The Board will discuss the fee schedule at the meeting of January 22, 2007.

**Resolution 2007-02 – Tax Resolution** – Henry Tyson made the motion to adopt a Resolution re-enacting and re-imposing for the year 2007 without substantial change the following taxes which were in effect in the year 2006:

Real Estate Transfer –	0.5%
Earned Income -	0.5%
Per Capita -	\$5.00
Real Estate -	.00030

Seconded by David Gemmill, motion carried.

**Resolution 2007-03 DCED Loan** – Henry Tyson made the motion to adopt a resolution authorizing the Township of Chanceford to make application to DCED for a loan and further authorize the proper officers to execute all such applications, agreements, contracts, or other documents necessary to apply for and secure such aid. Seconded by David Gemmill, motion carried.

**PLANNING COMMISSION MEMBER:**

David Gemmill made the motion to remove James McWilliams from the Chanceford Township Planning Commission due to lack of attendance and lack of response to letters written. Seconded by Henry Tyson, motion carried.

**HEMLER ANIMAL CONTROL SERVICE:**

Henry Tyson made the motion to accept the proposal from Hemler/ACS for animal control services and the SPCA's proposal for housing and disposal. Seconded by David Gemmill, motion carried.

**MUDDY CREEK TROUT UNLIMITED:**

David Gemmill made the motion to ask Edward Grissinger to participate in the steering committee for the Watershed Conservation Plan. Seconded by Henry Tyson, motion carried.

**TREASURER'S BOND:**

David Gemmill made the motion to sign a bond management letter increasing the amount to be bonded to \$3,500,000.00. Seconded by Henry Tyson, motion carried.

**YORK ADAMS TAX BUREAU:**

Eric Bacon is the Representative and David Gemmill Alternate to the Board of Directors of the York Area Tax Bureau.

**GENERATOR:**

David Gemmill made the motion to have Dyna-Tech Industries replace the fuel lift pump on the generator engine. Seconded by Henry Tyson, motion carried.

**MEDICAL INSURANCE:**

David Gemmill made the motion to remain with Health Assurance at a 3.25% increase. Seconded by Henry Tyson, motion carried.

**APPROVAL OF BILLS:**

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

**ADJOURNMENT:**

There being no further business, David Gemmill made the motion to adjourn the meeting. Seconded by Henry Tyson, the meeting was adjourned at 10:45 p.m.

Respectfully submitted,

Brenda C. Gohn  
Secretary