

**Chanceford Township, York County
Board of Supervisors Regular Meeting
July 9, 2007**

MEETING DAY AND TIME: July 9, 2007

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 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.

David Gemmill announced that an executive session was held prior to the meeting to discuss legal matters.

APPROVAL OF MINUTES:

Henry Tyson made the motion to approve the 6/11/07 minutes as written. Seconded by Eric Bacon, motion carried unanimously.

FIRE CHIEF'S REPORT:

David Gemmill reported on behalf of Ronald Witmer, that there were forty-four calls for the quarter and ten calls for the month of June.

AMBULANCE REPORT:

Amie Kauffman reported on behalf of Scott Kauffman, that there were forty-six calls for the month of June.

SUBDIVISION PLANS FOR REVIEW:

Robert C. and Lona J. Myers Final Plan #L-5141 – David Gemmill made the motion to grant the waiver from the requirement of 501.c (contours). Seconded by Henry Tyson, motion carried unanimously.

David Gemmill made the motion to conditionally approve this plan based on a merger agreement being submitted to the Township and approved by the Solicitor. Seconded by Eric Bacon, motion carried unanimously.

Jerone K. and Rebecca S. Hively Final Plan #070208 – David Gemmill made the motion to grant the following waivers:

1. SALDO Section 601 (scale).
2. SALDO Section 601g (location, description, and elevation of at least two permanent concrete monuments).
3. SALDO Section 716.a (depth versus width ratio and property line being radial to the street right-of-way line).
4. SALDO Section 601m (orientation).

Seconded by Henry Tyson, motion carried unanimously.

Henry Tyson made the motion to approve the plan conditionally based on receiving the planning module approval from DEP. Seconded by Eric Bacon, motion carried unanimously.

As a side note, the oversized lot is due to the location of the secondary septic system and the well.

Clover Hill Manor Preliminary/Final Plan #L-5099 – David Gemmill made the motion to grant the following waivers:

1. SALDO Section 410 (preliminary plan).
2. SALDO Section 705.d (300 feet minimum street centerline radius for a collector street).
3. SALDO Section 716.a (depth versus width).
4. SALDO Section 809 (street lights). Chris Carr commented that in lieu of street lights, lamp posts will be provided.

Seconded by Henry Tyson, motion carried unanimously.

David Gemmill made the motion to approve the plan conditionally based on the modifications to the stormwater management on Lot #12 and the Engineer's approval of same. Seconded by Henry Tyson, motion carried.

FLOOR OPEN TO PUBLIC:

Troy Almoney was present to complain that he was not made aware that he would need a seepage pit for his shed. He was advised of his options for stormwater management.

Floor closed.

ROADMASTER'S REPORT:

Hively Road Project – shop drawings have been completed and sent into PennDOT for approval.

Kline Road – damaged portion will be paved July 10th.

Smith Hollow Road – has sealcoat.

ZONING OFFICER'S REPORT:

Wilbur Posey – three or four covered up cars remain. He is not in compliance yet. Tim Bupp was directed to talk with Attorney Andrea Anderson.

Amending The Noise Ordinance was discussed. The Board directed the Zoning Officer to take this matter to the Planning Commission.

David McKenna – The Zoning Officer was directed to send Mr. McKenna a letter regarding the noise that is being created by all terrain vehicles on his property.

Earl Dettinger – David Gemmill made the motion to allow 75 feet rather than 70 feet from the centerline of the bridge to the centerline of the driveway. Seconded by Henry Tyson, motion carried unanimously.

David Gemmill made the motion to amend the motion to include that this decision was made based on the possible variance in field measurements because they were not specific measurements. Seconded by Henry Tyson, motion carried unanimously.

ENGINEER'S REPORT:

Act 537 Plan – Task Activity Report submitted June 11. Not heard anything back yet.

Salem Church Road – surveyor working on property description. Also, need easement agreements for Hilbert and Dickel properties.

Douglas Road – Meeting with DEP July 16.

Fake Road – survey work and plan have been completed. Project continues to move forward.

Bacon Road PennDOT Facility – Casey Deller is still attempting to set up a meeting with PennDOT.

Susan Drive – David Marshall was sent a letter by John Klinedinst regarding stormwater management.

Hively Road Box Culvert – bid documents are in progress. Drawings and calculations have been sent to PennDOT for structural adequacy approval.

SOLICITOR'S REPORT:

Salem Church Road Project – easement agreement is in the works for the Dickel Property. Also a vacation of the portion of road will need to be prepared.

AVA Properties Road Easement – language was added to the agreement stating that the culvert pipe is not the responsibility of the Township to maintain.

Eric Bacon left the meeting at 9:47 p.m.

ALTERATIONS TO THE COMMUNITY BUILDING:

Change Order #4

Metal Roof Decking – David Gemmill made the motion to accept the price of \$6.68/square foot. Seconded by Henry Tyson, motion carried.

David Gemmill made the motion to reject the labor and material to relocate two antennas (one television and one radio) at a cost of \$274.90. Seconded by Henry Tyson, motion carried.

Change Order P-2

David Gemmill made the motion to approve the credit for \$755.97 for the deletion of two lavatories. Seconded by Henry Tyson, motion carried.

Change Order E-1

David Gemmill made the motion to approve this change order to install power wiring to the split HVAC unit for bunk room at a cost of \$2,455.00. Seconded by Henry Tyson, motion carried.

Change Order G-1

David Gemmill made the motion to approve the additional cost of installation of the 12'0" service door and the wall furring to contain new piping at Women's Restroom #23 at a total cost of \$7,975.22. Seconded by Henry Tyson, motion carried.

David Gemmill made the motion to pay the renovation bills excluding any of Slonaker/McCall's invoices. Seconded by Henry Tyson, motion carried.

RECREATION BOARD:

Linda Stern notified the Township that 11 fence posts are rusted and need replaced at the Community Building ball field. The Recreation Board is to determine whether or not the fence is needed and if so contact Abel or Security Fence companies for prices for posts.

APPROVAL OF BILLS:

David Gemmill made the motion to pay the bills in a manner approved by law. Seconded by Henry Tyson, 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 10:22 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary/Treasurer