

**Chanceford Township, York County
Board of Supervisors Regular Meeting
August 13, 2007**

MEETING DAY AND TIME: August 13, 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 and Henry Tyson.

Members absent: Vice-chairman Eric Bacon.

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

APPROVAL OF MINUTES:

David Gemmill made the motion to approve the 7/9/07 minutes as written. Seconded by Henry Tyson, motion carried.

FIRE CHIEF'S REPORT:

Ronald Witmer reported there were nine calls for the month of July. The rescue truck will be out of service until Friday because of repairs.

AMBULANCE REPORT:

Amie Kauffman reported on behalf of Scott Kauffman, that there were forty-five calls for the month of July, and 325 calls year to date.

AGRICULTURAL SECURITY AREA:

The hearing for the purpose of receiving public comments relative to the proposal for the addition of certain lands to the Agricultural Security Area was opened.

There being no comments from the public, David Gemmill made the motion to approve the Resolution adding the following parcels in their entirety to the Agricultural Security Area:

Tod A. and Tara Klunk	FL 43	42.050 acres
Reed A. and Mary Ann Shaul	GM 60	176 acres
David R., Sr. and Annette S. Warner	GL 165A	98.94 acres

Seconded by Henry Tyson, motion carried.

Hearing was closed.

SUBDIVISION PLANS FOR REVIEW:

Redmond/Kinsinger Final Plan #3901-SDF-1 – David Gemmill made the motion to grant the waivers from the requirements of Sections 601 (scale) and 601m (plan orientation). Seconded by Henry Tyson, motion carried. David Gemmill made the motion to approve the plan and to send the Request for Planning Waiver and Non-Building Declaration into DEP. Seconded by Henry Tyson, motion carried.

James P. and Yvonne L. Ropp Final Plan #L-5164 – David Gemmill made the motion to grant the waivers from the requirements of Sections 501.r (slopes), 601.c (topography) and 601.m (plan orientation). Seconded by Henry Tyson, motion carried.

David Gemmill made the motion to conditionally approve the plan pending the receipt and approval of the merger agreement. Seconded by Henry Tyson, motion carried.

David Gemmill made the motion to send the Request for Planning Waiver and Non-Building Declaration into DEP. Seconded by Henry Tyson, motion carried.

OFF ROAD VEHICLES:

Bradley Waltemyer of 2780 Delta Road was present to file a complaint regarding his neighbors riding 4-wheelers and dirt bikes on their property and creating dust and noise which extends onto Mr. Waltemyer's property.

Jeff Koons was directed to send a letter to Stanley Runkle, owner of the property, regarding the junk and off-road vehicles. He was also directed to look at the possible soil conservation issue this use may be creating as well.

Ed Grissinger and Martin Weiss were present to discuss an enforceable ordinance regarding off road vehicles due to a problem they are having in their neighborhood. Dr. Grissinger also asked for the Township's protection of economic garbage disposal in the future.

Both asked that businesses be checked in their neighborhood as to whether or not they are legal.

FLOOR OPEN TO PUBLIC:

Tammy and Edward Dickel of 786 Salem Church Road were present to discuss the realignment and acquisition of easement as well as submit estimates for relocation of the barn.

Attorney Bupp will draw up easement agreements (Dickels for road location and construction and Hilberts for borrow site) for execution by both parties. The design for the acquisition easements and the relocation of the roadway have been completed and should be ready to put out to bid in a few weeks.

Reverend Testerman was present to say thanks to the Supervisors for all they do.

Floor closed.

ROADMASTER'S REPORT:

Fake Road – Ronald Miller stated the check in the amount of \$37,925.00 was received for the Dirt & Gravel Project.

Oil and chipping – road crew will be doing the end of August.

Hively Road Box Culvert – still waiting for structural adequacy approval from PennDOT.

ZONING OFFICER'S REPORT:

Tim Welt (1295 Pleasant Grove Road) left a complaint on the phone regarding his neighbors making noise with 4-wheelers.

Wilbur Posey – Jeff will visit property on August 18 to check for compliance.

Jeff was directed to take the dust and noise issues that were brought before the Board relative to off-road vehicles and discuss them with the Planning Commission. David Gemmill suggested inviting State Trooper Patrick Gebhart to the meeting.

ENGINEER’S REPORT:

Act 537 Plan – John Klinedinst recommended initiation of work to start in 2007 in conjunction with the Comprehensive Plan with no billing until 2008. The Board agreed.

Douglas Road – Application has been submitted for a GP3 Permit which was acceptable to DEP.

Fake Road – the plans have been prepared, specifications in preparation and anticipate bidding for September.

Stormwater management guide has been prepared.

Bacon Road PennDOT Facility – Inspection conducted July 13. All work complete except joint sealing, which Casey will verify.

Susan Drive – Casey Deller continues to monitor. No contact with owner.

SOLICITOR’S REPORT:

Act 537 Plan – Timothy Bupp stated that in speaking with Glenn Kauffman, Mr. Kauffman said he would be willing to share his comments concerning a pumping out ordinance.

Airport Ordinance – Judge Dorney extended the time from six months to a year in which to comply.

Planned Community – Attorney Bupp shared copies of the brief filed by Attorney Dobslaw regarding Frank Shaffer Planned Community. The Board gave its permission for Attorney Bupp to have D. Michael Craley involved in this matter.

PROPOSED RECREATION AGREEMENT:

The Board directed the Secretary to send copies of this proposed agreement to the Recreation Board members as well as Michael Zelger for comment.

TRANSFER OF DEVELOPMENT RIGHTS:

The Board feels the transfer and selling of development rights is a good idea. Buying and holding rights was discussed. The Township Solicitor and Engineer feel that as long as the proper regulations and proper record keeping are in place, there should be no problems.

Another issue to be spelled out is if there are existing dwelling(s) on a property at the time of the adoption of the Ordinance, and is torn down, these dwellings still constitute a dwelling right that remains with the property.

Dave Hively was present to find out if the potential buyers of his property need to subdivide a lot for an additional dwelling. It was determined that since this dwelling could never be separated and sold from the farm because of the Land Preservation regulations, he can request a waiver from the Subdivision and Land Development regulations.

The Transfer of Dwelling Rights will be discussed further at the August 27 Board of Supervisors meeting. The Secretary was directed to extend an invitation to the Planning Commission members to attend this meeting.

CORRESPONDENCE:

The Township received notice from York County Juvenile Probation Department of the hearing for a juvenile being charged with criminal mischief and trespassing in Chanceford Township. The Board directed the Secretary to send a letter stating that the Board would like him to do community service relevant to the type of damage caused.

UNIFORMS:

The Board reviewed quotes, as follows, for uniform and rug service:

Ace Uniform Services	\$162.80/month
Cintas	\$154.00/month
Coyne Textile Services	\$117.84/month
G&K Services	\$168.80/month
UniFirst	\$145.80/month

David Gemmill made the motion to contract with Coyne Textile Services. Seconded by Henry Tyson, motion carried.

APPROVAL OF BILLS:

David Gemmill made the motion to approve Donald E. Heffner & Son, Inc. to pave in front of the Ambulance bay doors at a cost of \$1,213.00. Seconded by Henry Tyson, motion carried.

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

David Gemmill made the motion to approve the payment of \$133.00 to Urey's Garage. Seconded by Henry Tyson, motion carried.

FLOOR REOPENED TO PUBLIC:

Reverend Brandon Testerman asked the Board to draft a policy with some type of guidelines that would clearly define the criteria to be used to determine who and for what the Chanceford Crossings Recreation area can be used.

The Secretary was directed to discuss setting up a meeting with the Recreation Board and Reverend Testerman.

ADJOURNMENT:

There being no further business, Henry Tyson made the motion to adjourn the meeting. Seconded by David Gemmill, the meeting was adjourned at 10:03 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary/Treasurer