

**Chanceford Township, York County
Board of Supervisors Regular Meeting
September 10, 2007**

MEETING DAY AND TIME: September 10, 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 John Klinedinst (arrived at 8:00 p.m.), Solicitor Timothy Bupp, Zoning Officer Jeffrey Koons, Secretary-Treasurer Brenda Gohn, and Office Assistant Amie Kauffman.

APPROVAL OF MINUTES:

Under Salem Church Road Realignment the minutes need to reflect the addition of the words "*in lieu of condemning the property*" in the first paragraph after parties and before Seconded.

With this amendment, Henry Tyson made the motion to approve the 8/27/07 minutes. Seconded by Eric Bacon, motion carried unanimously.

FIRE CHIEF'S REPORT:

Chairman David Gemmill, on behalf of Chief Witmer, gave the following report. There were fifteen calls for the month of August. Also, the fire company is working on fire prevention for schools to be held in October.

AMBULANCE REPORT:

Captain Scott Kauffman told the Board that the Brogue Ambulance Board had a new ambulance in for demonstration.

Mr. Kauffman reported there were fifty-four calls in August. Of the fifty-four, 41% were in the first due areas, and of that 41%, 83% in Chanceford Township and 17% in Lower Chanceford Township.

SUBDIVISION PLANS FOR REVIEW:

Heindel Family Farms – David Gemmill made the motion to table the plan until the Township Engineer arrives. Seconded by Henry Tyson, motion carried.

McNeal Property – David Gemmill made the motion to table the plan until the Township Engineer arrives. Seconded by Henry Tyson, motion carried.

Fern L. Keener – David Gemmill made the motion to table the plan until the Township Engineer arrives. Seconded by Henry Tyson, motion carried.

TOWNSHIP RESIDENTS:

Herman Snyder of 1434 Delta Road was present to file a complaint regarding the number of vehicles on the neighbors property at 1432 Delta Road. Jeff Koons was directed to talk with Mr. Arvin and take the proper steps to bring him into compliance.

James Stinchecum of 205 Pond Road was present regarding a letter he received stating his fence is in the 10' easement. Mr. Stinchecum stated that there was a fence at the same location when he purchased the property.

Jeff Koons was directed to make a common sense determination with guidance from the Township Engineer. Mr. Koons was directed to look at all stormwater easements in the development.

Joseph McCabe at 2261 Burkholder Road was present regarding a letter he received concerning the number of horses being boarded on his property. Mr. McCabe stated that he is in compliance and has not exceeded the 20 allowed by the Zoning Hearing Board.

Jeff Koons was directed to visit the site to verify the number of horses.

Edward Grissinger reported that there was a Source Water Protection Plan meeting held on September 4, 2007. The plan is near completion and Dr. Grissinger volunteered to proofread it. Also, the Muddy Creek group has not met for a while. If Dr. Grissinger gets any information he will give a report to the Board.

Edward Grissinger and Martin Weiss requested an amendment to Section 103 of the Zoning Ordinance regarding the quality of life in neighborhoods (copy of request attached). The Board will take this request into consideration.

Both discussed with the Board activities in their neighborhood that could possibly be construed as businesses. They feel these properties should come into compliance if required.

Jeff Koons will investigate and send letters where required.

HARDSHIP:

Ann Grove of 1975 Burkholder Road was present to request a hardship permit in order to put a mobile home on their property for her father-in-law (requires dialysis) and mother-in-law (Alzheimer's disease). They are proposing to hook up the mobile home to the existing septic system.

Eric Bacon made the motion to grant approval pending the Zoning Officer's site visit. Seconded by Henry Tyson, motion carried.

SALEM CHURCH ROAD REALIGNMENT:

Tammy and Edward Dickel reported that excavation is completed for the relocation of the barn. They will begin tearing down the barn on Wednesday. Since all paperwork is in order, the Secretary was directed to issue a check to the Dickels in the amount of \$30,703.18.

SUBDIVISION PLANS:

Heindel Family Farms Final Plan #070396 – David Gemmill made the motion to table the plan until the Township Engineer reviews the stormwater management corrections. Seconded by Eric Bacon, motion carried unanimously.

McNeal Property Final Plan #2022.001 – David Gemmill made the motion to grant the following waivers:

1. Waiver from the requirement of SALDO Section 601 (scale).
2. Waiver from the requirement of SALDO Section 601.m (plan).

Seconded by Henry Tyson, motion carried unanimously.

David Gemmill made the motion to approve the plan contingent on the following comments being addressed:

1. Owners notarized signatures need to appear on the plan (SALDO Section 601h).
2. The dated seals of the professional land surveyor and/or professional engineer responsible for the plan must appear on the plan prior to final approval.
3. A merger agreement is required for Lot #2 to be joined to the adjacent Cornerstone property.

Seconded by Henry Tyson, motion carried unanimously.

Fern Keener Final Plan #L-5087 – David Gemmill made the motion to grant the following waivers:

1. Waiver from the requirement of SALDO Section 410 (preliminary plan).
2. Waiver from the requirement of SALDO Section 601.f (providing accurate dimensions on the boundary of the residual Lot #3).
3. Waiver from the requirement of SALDO Section 716.a (double frontage lots and lot depth not to exceed two times the average width).
4. Waiver from the requirement of SALDO Section 705.d (minimum centerline radius of 300' on Lots 5,7, and 8 along Brogueville Road).
5. Waiver from the requirement of SALDO Section 501.c (topography at 5' intervals).

Seconded by Henry Tyson, motion carried unanimously.

David Gemmill conditionally approved granting a waiver from the requirement of Section 709.d (safe stopping sight distances for driveways) pending Jeff Koons site visit and paper trail. Seconded by Henry Tyson, motion carried unanimously.

David Gemmill made the motion to conditionally approve the plan contingent on the following:

1. Stormwater management note needs to appear on the plan that maintenance of the pipe under Garner Road is the responsibility of the Township and maintenance of the easement outside of the right-of-way is the responsibility of the property owner.
2. Installation of the stormwater pipe.

Seconded by Henry Tyson, motion carried unanimously.

PENSION:

David Gemmill made the motion to approve the Minimum Municipal Obligation for the Township employees. Seconded by Henry Tyson, motion carried.

HIVELY ROAD BOX CULVERT PROJECT:

Guide rail bids for this project are as follows:

<u>L.S. Lee</u>	<u>Morgan Rail</u>
\$ 11,575.00	\$ 12,407.50

David Gemmill made the motion to award the bid to the low bidder, L.S. Lee, Inc. Seconded by Henry Tyson, motion carried.

PART TIME ROAD LABORER:

David Gemmill made the motion that it is the intent of the Board to hire a part time road laborer. Seconded by Eric Bacon, motion carried. The Secretary was directed to inform Roadmaster Ronald Miller to look over the applications and choose the persons he would like interviewed by the Board.

ZONING OFFICER'S REPORT:

Wilbur Posey – Jeff Koons stated he never heard back from Attorney Anderson regarding his email to her. The property is not in compliance to date. Jeff stated that he did forget to put in the September 12, 2007 deadline for compliance. He will follow up with Attorney Anderson.

ENGINEER'S REPORT:

Salem Church Road – Ed Salabsky met with Ed Dickel and Perry Hilbert to introduce himself and talk about the project.

Douglas and Fake Roads – projects moving along.

Bacon Road PennDOT Facility – photos from PennDOT indicate all work is complete, will be verified.

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

SOLICITOR'S REPORT:

Salem Church Road – easement agreements were signed by the Dickels and Hilberts. In the process of preparing the Agreement to vacate a portion of the road.

Draft Agreement of TDR – Attorney Bupp submitted a copy of this agreement for David J. and Rebecca A. Hively for the Board's review. After discussion, it was determined that number two of the agreement should read, "The dwelling right transferred to the Transferee Parcel is being transferred from the portion of the Transferor Parcel with soil type of prime, and shall be permanently assigned and affixed to, and only to portions of the Transferee tract which are soil type of prime".

Airport Ordinance – Supervisors Tyson and Gemmill along with Attorney Bupp will be attending a meeting on September 17, 2007 at Rep. Saylor’s office in Harrisburg to discuss this issue.

Fasick Property – an attempt was made to contact Bill Bowers by phone to discuss the Board’s concerns but he did not answer.

Jury Duty – James Parsons, III has been chosen for jury duty the week of October 8, 2007.

David Gemmill made the motion to request he be relieved from jury duty due to the criteria of his job and the difficulty in replacing him. Seconded by Eric Bacon, motion carried. If he is not relieved from duty, Eric Bacon made the motion to not pay his salary for this period of time. Seconded by David Gemmill, motion carried.

EMPLOYMENT HANDBOOK:

David Gemmill made the motion to adopt the employment handbook as prepared by CGA. Seconded by Eric Bacon, motion carried unanimously.

Eric Bacon left the meeting at 9:44 p.m.

COMMUNITY BUILDING RENOVATIONS AND MAINTENANCE:

David Gemmill made the motion to inform Slonaker and McCall that Change Order E-2 from Orbit Technologies is not approved because the door wiring should be part of the original contract, and that Chanceford Township is not paying \$540.00 for a dusk to dawn light. Seconded by Henry Tyson, motion carried.

David Gemmill made the motion to accept Change Order G-2 from East Coast Contracting for the metal roof decking, including the credit of \$242.00 to replace the wiring that was damaged by the roof screws, for a total of \$3,605.68. Seconded by Henry Tyson, motion carried.

The quotes for electrical repairs are as follows:

1. Repair/replace wires to A/C unit damaged by roof installer.
Century Farms Electric \$242.00 David E. Smith Electrical \$460.00

2. Repair/replace dusk to dawn lights around outside of building.
Century Farms Electric \$245.00 David E. Smith Electrical \$234.00

3. Install light to existing wiring above door.
Century Farms Electric \$160.00 David E. Smith Electrical \$325.00

David Gemmill made the motion to approve Century Farms Electric making the repairs, contingent on the findings about the dusk to dawn light installed by Orbit

Technologies, and the Board will sign the proposal once that issue is resolved. Seconded by Henry Tyson, motion carried.

The quotes to replace the doors in the Community Building are as follows:

	Overhead Garage Door	(2) Emergency Exit Doors
Baker Door Co.	\$ 848.00	\$1,559.00 each
Ben Druck Door Co.	\$ 958.00	no quote
Calder Garage Doors	\$1,180.00	\$1,150.00 each
Drake Reed Door Co.	\$ 727.00	no quote
Overhead Door Co.	\$1,351.00	\$1,217.00 each
Schultz Overhead Door	\$ 990.00	\$1,434.50 each

David Gemmill made the motion to accept the quote from Drake Reed Door Co. to replace the overhead garage door at a cost of \$727.00. Seconded by Henry Tyson, motion carried.

David Gemmill made the motion to accept the quote from Calder Garage Doors to have them replace both the exterior emergency exit doors at a cost of \$1,150.00 each. Seconded by Henry Tyson, motion carried.

APPROVAL OF BILLS:

Henry Tyson made the motion to pay all 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 10:17 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary/Treasurer