

**Chanceford Township, York County  
Board of Supervisors Regular Meeting  
September 8, 2008**

**MEETING DAY AND TIME:** September 8, 2008

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 Road, Brogue, PA. He led those in attendance in the pledge to the flag.

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

Members absent: Member Bradley Smith.

Others present: township Engineer Casey Deller, Solicitor Timothy Bupp, Zoning Officer Jeffrey Koons, Assistant Zoning Officer Clifton Baldwin, Secretary-Treasurer Brenda Gohn.

**APPROVAL OF MINUTES:**

David Gemmill made the motion to table the minutes of 8/11/08 due to Bradley Smith's absence and the fact that Eric Bacon was absent from the last meeting. Seconded by Eric Bacon, motion carried.

**FIRE CHIEF'S REPORT:**

Brenda Gohn, on behalf of Ronald Witmer, reported there were twelve calls for the month of August.

**AMBULANCE CAPTAIN'S REPORT:**

Captain Scott Kauffman was not present. No report given.

**PUBLIC COMMENT:**

William Frey was present regarding the stormwater problems on Susan Drive and the Brown Cow Facility which are affecting his property.

Atty. Bupp stated that the matter was referred to him and the engineer and that violation notices were sent out to the two land owners. The engineer will have a report later in the meeting since he met with both.

David Templeton was present to file a complaint regarding a property at 1292 Burkholder Road that he felt was running an illegal business as well as having numerous junked vehicles on the property.

Todd Ellis stated there is a lot of noise on this property in the early morning hours from working on cars as well as squealing tires from burning out and he feels there should be a time limit enforced.

Daniel Flaharty stated he works on demolition cars four times a year for resale. As far as the cars burning out, he stated that he does not have control over them.

Kirk Ehrhart stated that he helps repair cars and wanted to know the hours of operation that would be acceptable.

Eric Bacon made the comment that this use is creating a disturbance within the harmony of the atmosphere of where they are located which is a residential area.

Atty. Bupp stated that the problem that the township is being confronted with is that the zoning ordinance allows in the agricultural zone primarily agricultural uses. Other uses need permission from the township. This is an unsanctioned commercial or recreational use in an area where that kind of use is not allowed.

Daryl Miller has a major problem with the noise and feels that 9:00 p.m. is a reasonable time limitation.

The zoning officer will look into this use further.

Henry Kinsinger was present to discuss placing a mobile home on his property temporarily (Section 504) until he resolves his issue of not being able to place a house behind existing accessory buildings which would put him in violation of the zoning ordinance. Atty. Bupp stated that there are two ways to deal with this issue—by changing the ordinance to put in a provision for this type situation or by the landowner going to the zoning hearing board and requesting a variance from this requirement.

Joel Korsynski was present to voice his concerns with a letter he received regarding a proposed skateboard park. He is opposed because of the additional traffic and liability.

Chairman Gemmill made it very clear that the board did not approve any skateboard park.

Glenn Tarun stated there was no mention of safety procedures or insurance protection in the letter.

Agnes Hyland received a letter concerning a meeting being held to discuss ways to raise funds for this park. She attended the meeting and raised the issues of policing the trash but was not given an adequate answer.

Atty. Bupp stated that the resident's concerns are valid and when Rev. Testerman attends a board meeting, it will be put on the agenda and posted on the website.

Pitts Dockman would like the board to consider having Atty. Bupp write Mr. Kingsinger a letter to the fact that when the zoning hearing was held for the Baublitz Airport hangers, the only issue that was raised and addressed was the fact that it was an expansion of use. The zoning hearing board did not address and at this point, no one is readdressing the issue of one hanger being in the front yard of a residence. Mr. Dockman feels Henry Kinsinger should know that a precedence has been set and that we do not enforce the ordinance uniformly.

David Gemmill stated that the board will take it under advisement.

#### **ROADMASTER'S REPORT:**

Ronald Miller asked the Board how they want to handle the remaining roads that need oil and chipped since the State Fund has been depleted.

David Gemmill made the motion to approve an additional 12,000 gallons of oil to be paid out of the General Fund. Seconded by Eric Bacon, motion carried.

Also, Roadmaster Miller was directed to order 100 tons of salt.

#### **ZONING OFFICER/ASSISTANT ZONING OFFICER'S REPORT:**

Jeffrey Koons requested a "Hidden Driveway" sign at 1295 Pleasant Grove Road.

The Secretary was directed to write a letter to PennDOT making this request.

Clifton Baldwin commented that he made an observation that the Brogue Center's fire lane is not being maintained properly to access fire equipment. He was directed to discuss this matter with the fire chief.

**ENGINEER'S REPORT:**

Concord Commons final plan #071024 - Eric Bacon made the motion to table the plan in order to give the Planning Commission an opportunity to review the comments from York County Planning Commission. Seconded by David Gemmill, motion carried. It was noted that the existing access easement from Tara's Way contains an error between locations of the recorded easement and the constructed driveway. While not impacting this subdivision, it will need to be resolved on any future plan for the development of the property.

Susan Drive – Casey Deller stated that remediation and calculations that can be done were discussed with Mr. Marshall and his engineer. There are items on the plan that were not installed. These issues will have to be quantified before the matter is considered resolved.

Brown Cow Packaging Facility – survey work is now completed and Casey will be meeting with John Madden of Madden Engineering on September 10 to discuss what Mr. Madden proposes.

**SOLICITOR'S REPORT:**

James Stinchecum hearing has been postponed to September 23 but there is a possibility of coming to an agreement.

The Shaffer Commonwealth hearing is going to be held on September 10.

Eric Bacon made everyone aware that the Xanthos property at 12520 Stamper Road located in the Agricultural Zone is being advertised as an industrial use which is only allowed in the General Commercial Zone by special exception.

**PENSION:**

David Gemmill made the motion to approve the Minimum Municipal Obligation for the township employees. Seconded by Eric Bacon, motion carried.

**APPROVAL OF BILLS:**

Eric Bacon made the motion to approve the payment of all bills in a manner approved by law. Seconded by David Gemmill, motion carried.

**MEMORANDUM OF UNDERSTANDING:**

David Gemmill made the motion to sign a Memorandum of Understanding between Chanceford Township and the Watershed Alliance of York, Inc. Seconded by Eric Bacon, motion carried.

**ADJOURNMENT:**

There being no further business, Eric Bacon made the motion to adjourn the meeting. Seconded by David Gemmill, the meeting was adjourned at 9:44 p.m.

Respectfully submitted,

Brenda C. Gohn  
Secretary-Treasurer