

**Chanceford Township, York County  
Board of Supervisors Regular Meeting  
May 11, 2009**

**MEETING DAY AND TIME:** May 11, 2009

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 Member Bradley Smith.

Others present: Engineer Casey Deller, Solicitor Timothy, Zoning Officer Jeffrey Koons and Secretary-Treasurer Brenda Gohn.

**APPROVAL OF MINUTES:**

Bradley Smith made the motion to approve the minutes of 4/27/09 as written. Seconded by Eric Bacon, motion carried. David Gemmill abstained due to not being present at the 4/27/09 meeting.

**SHENBERGERS CHAPEL CHURCH:**

Robert Sandmeyer of Site Design Concepts, Inc. and Adam R. Kerr of Cornerstone Design were present to obtain information for the rebuilding of Chapel Church. They had questions regarding going outside the original footprint and whether a land development plan would be required. Since they have no firm rebuilding plan as yet, the Board was unable to give them definite answers. They were advised to contact the Township Engineer with any questions that arise during the planning process.

**MT. ZION BAPTIST CHURCH:**

Pastor Starr and Gene Engles were present to obtain information regarding a 1200-2400 square foot storage building to be placed on the property this year and an auditorium to be built in the future. They wanted verification that both could be built without exceeding the total building coverage allowance. Casey Deller stated that with the information he has, he feels both buildings can be put on the property. They were advised that they would not need a land development plan for the storage building but would need one for the auditorium. Stormwater management would be required for both buildings.

**SUBDIVISION PLANS REVIEWED:**

James C. & Carole J. Hale Final Plan #L-5262 – There is a change on the plan with regards to a stormwater pipe. The stormwater pipe need to be removed from the plan and replaced with a roadside swale. Eric Bacon feels there should be a hard surface put down in the swale area. Mr. Hale stated that will be done.

Bradley Smith made the motion to grant the following waivers:

1. A waiver from the requirement of SALDO Section 501r (slopes in excess of 15%).

2. A waiver from the requirement of SALDO Section 601 (scale).

Seconded by Eric Bacon, motion carried unanimously.

Eric Bacon made the motion to approve the plan pending the township receiving the revised sheet and it being reviewed by the Township Engineer. Seconded by Bradley Smith, motion carried unanimously.

Jason A. & Marla C. Urey Final Plan #08100 – Bradley Smith made the motion to grant the following waiver:

1. A waiver from the requirement of SALDO Section 602h (HOP verification by professional engineer).

Seconded by Eric Bacon, motion carried unanimously.

Bradley Smith made the motion to approve the plan. Seconded by Eric Bacon, motion carried unanimously.

Kent E. & Nan L. Ness Final Plan #081201 – Bradley Smith made the motion to grant the following waiver:

1. A waiver from the requirement of SALDO Section 601m (plan orientation).

Seconded by Eric Bacon, motion carried unanimously.

Bradley Smith made the motion to approve the plan contingent on DEP approval of the planning module and the owner's notarized signatures. Seconded by Eric Bacon, motion carried unanimously.

#### **PUBLIC COMMENT:**

William Petty was present concerning an access road to his landlocked property to which his neighbor is supposedly denying him use. The Township Solicitor advised Mr. Petty that this is a civil matter and that he should hire an attorney to represent him in this matter.

Bud Haight was present to discuss the newly erected storage building at the New Bridgeville recreation field for which he received a letter from the township stating the he did not have permission to put a second building on the property. Mr. Haight stated that it was his understanding that the Recreation Board was able to give authority to erect this building. Mr. Haight made it clear that Conrads Baseball purchased the building but it is owned by the township and is covered by insurance. After explanation of the situation, the Board gave it's approval for this building.

Floor was closed.

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

Storm drains – Ronald Miller reported that he and Casey Deller inspected all the storm drains in Chanceford Crossings and have an inventoried list with repairs needed as submitted to the Board. The Roadmaster was directed to give a time estimate of work as well as the most urgent ones to be repaired.

Salem Church Road – hot mix will be used at the intersection and FB on the remaining portion of the road.

**ZONING OFFICER'S REPORT:**

Jeff Koons brought it to the Board's attention that there are properties in the township that require mowing. Jeff will gather a list as well as get quotes for the mowing.

A letter was sent to Heindel Family LP regarding the lighting violation.

Dennis Hulslander of Vision Fitness as well as concerned clientele were present to submit a petition in support of the need for outside lighting at the facility located at 2555 Delta Road to ensure safety and security of Vision Fitness. It was explained that the township has no desire to take away lighting but tone it down within the ordinance guidelines.

**ENGINEER'S REPORT:**

Act 537 Plan – still pursuing setting up a meeting with DEP. Atty. Bupp was directed to contact DEP legal counsel with the township's concerns.

Susan Drive – Excavation equipment has been moved on the job site. Casey Deller will do the inspections when work has commenced. Kendra Young asked what is being done on Susan Drive as it involves her property. It was explained to her by Eric Bacon that Mr. Marshall is going to widen the roadway from 19 feet to 24 feet of travelable surface. At the same time, he will be opening the stormwater pits that were covered with soil and recovering them with stone.

Brown Cow Packing Facility – a certification letter for the stormwater management controls has been received from Madden Engineering Services, Inc. Casey Deller will talk with Clifton Baldwin, who did a site inspection, regarding a stormwater overflow incident on May 4, 2009. Casey pointed out that the seepage pit that Mr. Heindel was required to build was intended to handle the increase in impervious area not necessarily all the impervious area. There is over flow coming out of the seepage bed to handle the pre-existing impervious area. Casey stated that it has to be verified that the pit is functioning.

Douglas Road Culvert – the new culvert is in place. However, another pipe system was located that ties into the existing pipe. It is a township pipe and needs to be rerouted from the headwall in order to get it to the pipe that was replaced.

Joint Comprehensive Plan – the Steering Committee will be meeting on May 27, 2009 to discuss the York County Planning Commission comments and any further revisions to the plan. They will also determine the time line for public review and adoption of the final draft.

Flood Ordinance Revisions – Atty. Bupp submitted a draft ordinance to be reviewed by Engineer Deller. David Gemmill made the motion to direct Casey Deller to review the draft ordinance to address any floodplain issues. Seconded by Eric Bacon, motion carried.

**SOLICITOR'S REPORT:**

Sprint Cellular Tower Application – it is anticipated that Atty. Grab will contact the township to request a hearing be scheduled.

Shenandoah Cellular Tower Request – a Supervisor will meet with a representative on site at New Bridgeville to discuss locating a tower on recreation property.

Wilbur Posey – he affirmed that he is installing a “permitted outdoor oil storage tank” to hold the oil that is now being stored in 45 gallon drums on his property along Delta Road.

**BID AWARDS:**

After being duly advertised and properly received in the manner and time described in the bid advertisement, the following bids were received.

**Stone Bids:**

The bids were read as follows:

	<u>County Line</u>	<u>York Building</u>	<u>Kinsley Construction</u>
#57	10.70	12.95	13.65
#2A	9.45	10.60	11.65
#8 Washed	11.60	13.95	14.65
#3	10.70	12.95	13.65
#4	10.70	12.95	13.70
R5 Rip Rap	17.80	19.25	18.90
R6 Rip Rap	18.80	20.25	19.15
#67		12.95	13.65
# ¼	11.85	13.95	15.90
Anti Skid	11.60	13.95	15.90

David Gemmill made the motion to accept the low bid from County Line Quarry, Inc. with the exception of #67 which they failed to bid. Seconded by Eric Bacon, motion carried unanimously. The #67 stone will not be awarded to one of the remaining bidders until compatibility with oil is confirmed.

**Oil Bid:**

The only bid received, from Hammaker East, Ltd., was read as follows:

RS-2PM and/or CRS-2PM	2.147
RS-2 and/or CRS-2	1.994
L.B.M. Emulsion	2.163
MC70	3.439

David Gemmill made the motion to accept the only bid received. Seconded by Eric Bacon, motion carried unanimously.

**Blacktop:**

The bids were read as follows:

	<u>Highway Materials</u>	<u>Kinsley Construction</u>
25mm	42.00	47.50
9.5mm	50.25	59.10

David Gemmill made the motion to accept the low bid from Highway Materials, Inc. Seconded by Bradley Smith, motion carried unanimously.

David Gemmill made the motion to accept the equipment rental bid from Craley Excavating at \$115.00 per hr. as it was the only bid received. Seconded by Eric Bacon, motion carried unanimously.

**BUILDING RENOVATION LOAN:**

Eric Bacon made the motion to adopt the resolution to make a supplemental appropriation to the General Fund budget for the purpose of paying off the Community Building renovation loan. Seconded by Bradley Smith, motion carried unanimously.

**TRANSFER OF FUNDS:**

The secretary was directed to transfer all but \$50,000.00 from the PLGIT General Fund account to Peoples Bank.

**SEO FEES:**

David Gemmill made the motion to direct Atty. Bupp to proceed with collecting sewage enforcement fees owed to the township by Scott & Kathryn Kauffman. Seconded by Eric Bacon, motion carried.

**APPROVAL OF BILLS:**

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

**ADJOURNMENT:**

Bradley Smith made the motion to adjourn the meeting. Seconded by David Gemmill, the meeting was adjourned at 11:00 p.m.

David Gemmill made the motion to go into executive session to discuss personnel issues. Seconded by Bradley Smith, motion carried.

David Gemmill made the motion to reopen the regular monthly meeting. Seconded by Eric Bacon, motion carried.

**NEW HIRE:**

David Gemmill made the motion to hire Michael C. Simpson as a fulltime EMT. Seconded by Eric Bacon, motion carried unanimously. David Gemmill made the motion to set his pay rate at \$9.75 per hour. Seconded by Eric Bacon, motion carried.

Eric Bacon made the motion to hire Larry G. Strayer as a part-time road laborer at a pay rate of \$15.50 per hour. Seconded by Bradley Smith, motion carried.

**ADJOURNMENT:**

There being no further business, Bradley Smith made the motion to adjourn the meeting. Seconded by David Gemmill, the meeting adjourned at 11:06 p.m.

Respectfully submitted,

Brenda C. Gohn  
Secretary-Treasurer