

**Chanceford Township, York County  
Board of Supervisors Regular Meeting**

**MEETING DAY AND TIME:** February 28, 2011

Eric Bacon opened the 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 Eric Bacon, Vice-chairman Bradley Smith and Member Kent Heffner.

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

**APPROVAL OF MINUTES:**

Bradley Smith made the motion to approve the minutes of 2/14/11 as written. Seconded by Kent Heffner, motion carried.

Jacob Fisher and his engineer, Brian Masterson, were present to discuss Mr. Fisher's stormwater management plan as well as possible solutions to his setback violation.

Mr. Masterson explained that there are three parcels on one deed and in speaking with the Agricultural Preservation Board; they are requesting a new legal description taking into account the full outbounds. A new deed would be filed as one piece. A legal description would be provided to the Agricultural Preservation Board for their records for the two parcels in ag preservation only. Mr. Masterson inquired as to how the Board would like him to proceed. He also inquired about the possibility of Mr. Fisher obtaining his building permit for his house while this process is going on but not issuing a use and occupancy permit until it is documented that a new deed has been recorded.

Casey Deller stated that any time physical property lines are changed, a reverse subdivision is required.

Also brought to the Board's attention was the fact that the access location does not fall within the easement that is shown on the plan but will be corrected. Kent Heffner informed Mr. Masterson that the driveway will need to be widened to sixteen feet and stoned. A construction entrance was suggested.

Bradley Smith agreed with Mr. Masterson with regards to the documentation the Agricultural Preservation Board is requesting. However, Brad feels, after talking with the Ag Preservation Board and an attorney that a merger agreement will take care of the setback violation and satisfy the Agricultural Preservation Board at the same time.

At this time, Mr. Fisher was made aware he has an additional dwelling right on the eight acre parcel.

Tim Bupp stated that with his knowledge of the law, there is only two ways—a reverse subdivision or apply to the Zoning Hearing Board for a variance.

Brad stated that he and the township solicitor have the right to disagree and stood firm that a merger agreement is all that is required and thus made the motion to integrate the three parcels with the language that will meet with the Agricultural Preservation

Board's approval and language stating that the parcels cannot be separated there from without the approval of the township. Seconded by Kent Heffner, motion carried. Eric Bacon opposed.

In order for Mr. Fisher to obtain the building permit, the stormwater management plan issues will need to be resolved as well as correcting the driveway location as well doing the restoration work to it.

**PUBLIC COMMENT:**

Keith Barshinger was present to discuss a second ball field at Chanceford Crossings. Kent obtained a quote for the backstop and fences for Chanceford Crossings field. The cost is \$5,700.00 if the contractor supplies the lift or \$5,200.00 if the township supplies the pay loader with platform (5 hrs. work for employee). The two fences along foul lines would cost \$1,400.00.

Keith stated that he saw backstops in the \$3,000.00 to \$4,000.00 range not including installation. He received a price of \$2,000.00 for sixty tons of diametex. A sod remover would be rented and done in house. The softball organization will be able to contribute up to \$5,000.00 to help defray the costs for the new field. Mr. Barshinger contacted several companies regarding prices on a pole building. The contractors were asked if they would be willing to give a steep discount on construction and in return be allowed to post their sign on site. Keith submitted a sketch of a building for which the contractor was willing to donate his time. Connecting this building to water was discussed but no decision was made. Casey Deller advised Mr. Barshinger to be very cautious of codes on this type building.

It was suggested that before the next meeting, Keith talk with Commonwealth Code Inspection Service, Inc. regarding codes, find the recreation area property lines and obtain three quotes for fencing. Also, Keith and Kent will do a site visit.

Michael Taylor was present on behalf of his mother to request that the township talk with her neighbor about cleaning up his property. The secretary will notify the zoning officer to do a site visit.

Driveway – Kent Heffner met with George Meyers last week to discuss his proposed driveway off Smith Hollow Road. He is in the process of purchasing an easement from his neighbor. He would like to install his driveway forty-five feet from this easement. Kent Heffner feels this would work. There is a tree that should be removed. He should be able to meet the required five percent grade. Casey Deller suggested staying as far from the creek as possible. Stormwater management will be required. Casey and Kent will do a site visit and give Mr. Meyers some stormwater management suggestions.

Floor was closed at 8:47 p.m.

**BROGUE AMBULANCE:**

The Brogue Ambulance Board members were present to discuss their 2012 budget.

A three year average was calculated for total calls in each municipality. Chanceford Township's average is sixty-two percent. This percent was divided in half. They are requesting financial support in the amount of \$105,300.00 for thirty-one percent of the total calls.

The total call average for Lower Chanceford Township is twenty percent of which they are requesting financial support in the amount of \$34,000.00 for half (ten percent) of the total calls. The remaining fifty-nine percent of expenses would be paid by Brogue Ambulance, Inc.

This support would be for full time, part time and when necessary Memorial Hospital personnel.

Bradley Smith asked what would happen if Brogue Ambulance decided on other housing. It was stated that they are not looking for other housing but do have reserved funding for this purpose if necessary. Scott Kauffman stated that some of these things could be covered in a contract. They are requesting to be paid quarterly.

Bradley asked if all is ready for them to take over their operation in 2012. Scott stated that they are with the exception of the insurances.

The Board made them aware that maintenance of the building, electricity and water are issues that need to be discussed along with a contract.

Kent Heffner is obtaining a cost estimate on separating the electric service.

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

Kent Heffner reported the various maintenance work on roads and equipment.

Chanceford Road – the process has been started to obtain an emergency permit from DEP to repair a collapsed pipe.

Shenk's Ferry Road – PADOT contacted Kent to discuss taking over Shenk's Ferry Road. They will resurface and replace all 13 pipes and pay the township \$185,000.00 per mile. The road is 1.2 miles long. No decision was made.

Chanceford Crossings Bellfield – Kent checked with Met-Ed on the cost of running electric to the ball field. The cost would be \$121.00 if the line is run between the houses and \$5,000.00 if it is run along the township driveway. It may be necessary to obtain right of way from the homeowners.

#### **APPROVAL OF BILLS:**

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

#### **ADJOURNMENT:**

Eric Bacon made the motion to adjourn the meeting. Seconded by Bradley Smith, the meeting was adjourned at 10:03 p.m.

Respectfully submitted,

Brenda C. Gohn  
Secretary-Treasurer

