

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

**MEETING DAY AND TIME:** November 11, 2013

Bradley Smith opened the 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 Bradley Smith, Vice-chairman Kent Heffner and Member Clifton Baldwin.

Others present: Solicitor Timothy Bupp, Engineer Grant Anderson, Zoning Officer Jeffrey Koons, Secretary-Treasurer Brenda Gohn, and Assistant Secretary Danielle Folkenroth.

**APPROVAL OF MINUTES:**

Kent Heffner made the motion to approve the minutes of 10/14/13 as written. Seconded by Clifton Baldwin, motion carried unanimously.

**NEW BRIDGEVILLE FIRE CO:**

Chief Ronald Witmer reported that there were 16 calls in October and 16 calls already in November. He also reported that New Bridgeville Fire Co. completed the hazmat class.

**FELTON FIRE CO.:**

John McDonald reported that there were 14 calls in October. Out of those 14 calls, 1 was in Delta, 2 were in York City, 2 in Lower Chanceford, 2 in Lower Windsor, 2 in North Hopewell and 5 in Chanceford.

**BROGUE AMBULANCE, INC.:**

Nelson Tome reported that there were 50 calls in October. Out of those 50 calls, 28 were in Chanceford. The total for the year to date is 535 calls with 320 of them being in Chanceford Township. The Brogue Ambulance budget has been approved for 2014 and they are asking for the same amount from Chanceford Township as last year. Their next meeting will be held on December 4, 2013. Nelson Tome reported that the medic unit was ready to go into service full time on January 4, 2013.

**SUBDIVISION AND SUBMITTAL PLANS:**

Heindel Family Farms (L-5492)—Presented by Laymon Mortorff; The purpose of this plan is to separate the Brown Cow from the farm deed. Motion to accept Heindel Family Farms final subdivision plan with the five waivers that were discussed made by Bradley Smith;

seconded by Kent Heffner; motion carried unanimously.

Waivers consisted of:

1. Section 501.r- slope excess of 15%
2. Section 601- plan scale
3. Section 601.d- boundary lines
4. Section 601.g- concrete monuments
5. Section 705.a- additional right of way

Barley Farms, LP (Bender/ L-5501)—Presented by Laymon Mortorff. The purpose of this plan is to subdivide the prime farmstead buildings off of a property with more than 10 acres. A comment submitted by York County with a request written proof on plan stating that a portion of this farm is protected due to the Natural Feature (Tom's Run Watershed) being located on the property. This was identified and a study done of the comprehensive plan. A discussion of three waivers which consisted of:

1. Section 601- plan scale
2. Section 601.d- boundary lines
3. Section 501.c- complete topography

Bradley Smith made a motion to accept the plan with conditional approval of the perc test being completed with satisfactory results being submitted to the Township office; seconded by Kent Heffner; motion carried unanimously.

Guinston Church (Final Land Development Plan)—The Board discussed bonding requirements for the proposed Final Land Development Plan. It was decided that the LD Plan may be conditionally approved and held until a Bond, or other form of financial security, is provided to the Township. Laymon Mortorff, the church's representative, made the Board aware that the Church may not secure a bond for 2 or 3 years.

**PUBLIC COMMENT:**

There being no comments, the floor was closed.

**ZONING OFFICER'S REPORT:**

1. Jeff Koons was directed by the Board to discontinue investigation of property line dispute on Bacon and Delta Road. Board advised Koons that this a property owner dispute only.
2. Refuse ordinance violation on Cherry Tree Road from a glass pile runoff from the rain into a nearby creek. Neighbors complained and the Board advised Koons that this is the property owner's responsibility to clean up. The only action required by Mr. Koons is a violation letter being sent to property owner with DEP being included.

**ROADMASTER'S REPORT:**

- Grading and stoning of dirt roads is now completed.
- Completion of rebuilding and paving the three inlet boxes on Cypress Point Road
- Cut out and paved the approaches on both sides of Kline Road Bridge; also, dug out trees under the bridge
- Dug out a large patch on Kline Road that the power company destroyed; this is being paved on 11/13/2013 jointly with Lower Windsor Township
- Anti-skid was delivered and mixed with calcium; ready for winter/snow in salt building
- Powl's Speedometer repaired John Deere Boom Mower dash
- Replaced culvert pipe on Halls Road
- Boom Mowing started last week
- New walk in doors were installed in maintenance building two weeks ago.
- Ben Druck Door Co. was needed to repair rear garage door; it came out of the track

- Had to replace starter on 2003 F550; this also gets inspected 11/12/2013 and will need 6 new tires ( 3 quotes were obtained with Trent at Young’s Farm Repair being the cheapest at \$1600.00)
- State Police Report- had to replace 2 inlet tops that were stolen at Chanceford Crossings 11/10/2013 at \$300.00 a piece

**ENGINEER’S REPORT:**

1. A decision from Grant Anderson and Attorney Bupp concerning the “Olds Ordinance” section 6 was made with an outcome of this discussion being tabled until the next meeting.
2. The Board would like to be briefed on plans a month before they are brought in front of them.
3. Standard review procedure was discussed and the Board would like to have 7 copies of plans from now on; they would also like to have the minutes of the Planning Commission sent to them so they can be better informed on future plans.

**SOLICITOR’S REPORT:**

- Armstrong cable franchise agreement- renewal is due and a draft has been sent to Armstrong. We are waiting for them to get back to us.
- Zoning Ordinance amendment: Section 407, Adult Facilities- our Planning Commission has prepared a draft revision and Attorney Bupp has reviewed it. He recommends the Board should review it as well, after it is sent to York County Planning Commission and we receive their comments.
- Zoning Ordinance amendment: Section 313, lot frontage requirements; section 205.3, set back on corner lots—Attorney Bupp prepared a draft revision to these two ordinances and forwarded them to the Planning Commission as per direction from the Board. Both of these ordinances will need to be reviewed by York County Planning Commission before adoption.
- Possible sale of portion of Recreation property—Attorney Bupp provided an appraisal for this property last month.

**CORRESPONDENCE:**

- York County Planning Commission  
Re: CDBG Activities 2012, 2013, and 2014
- PA Department of Transportation  
Re: to inform of their intent to submit an application to DEP about the Bridge Rehabilitation Project
- Keystone Municipal Insurance Trust  
Re: KMIT Risk Improvement Visit
- Stan Saylor to Mr. Pickle  
Re: Intersection of Lucky Road/Pickle Road
- York County Conservation District  
Re: Earth Disturbance Inspection for 14190 Ted Wallace Road
- York County Conservation District  
Re: Compliance Notice 189-13
- PA Department of Labor and Industry

Re: reassessment audit performed on September 6, 2013

**PUBLIC COMMENT:**

There being no comments, the floor was closed.

**OTHER BUSINESS:**

The Board discussed a budget meeting work session for November 22, 2013 at 9:00 A.M.

Also, for the 2014 year, the Board's meetings will stay the same (second Monday of every month, and the fourth Monday if there is business to conduct).

**APPROVAL OF BILLS:**

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

**ADJOURNMENT:**

Kent Heffner made the motion to adjourn the meeting. Seconded by Clifton Baldwin, the meeting adjourned at 9:19 p.m.

Respectfully submitted,

Brenda C. Gohn, Secretary-Treasurer

Minutes typed as taken by Danielle Folkenroth, Secretary Assistant