

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

MEETING DAY AND TIME: December 9, 2013

Bradley Smith opened the Budget Hearing of the Chanceford Township Board of Supervisors at 6:30 p.m. There being no public comment; the floor was closed.

Members present: Chairman Bradley Smith, Vice-chairman Kent Heffner and Member Clifton Baldwin. Kent Heffner made the motion to adopt the 2014 proposed budget as presented; Clifton Baldwin Seconded this motion; motion carried unanimously.

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 to 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, and Assistant Secretary Danielle Folkenroth.

APPROVAL OF MINUTES:

Kent Heffner made the motion to approve the minutes of 11/11/13 as written. Seconded by Clifton Baldwin, motion carried unanimously.

NEW BRIDGEVILLE FIRE CO:

President Joe Koester reported that there were 31 calls in November. Koester on behalf of Ronald Witmer stated that they are getting 13 new air packs with spare cylinders for each one in the next year. They are applying for state grants to help with the majority of the cost.

FELTON FIRE CO.:

John McDonald reported that there were 27 calls in November, 4 in Chanceford Township.

BROGUE AMBULANCE, INC.:

Nelson Tome reported that there were 39 calls in November. Out of those 50 calls, 24 were in Chanceford. The new medic unit goes into service December 28th, 2013. Tome also requested that the Board sign a letter from the 911 call center approving Medic Unit 95 to respond in our area; the Board signed as requested.

Kent Heffner made the motion to approve medic 95 to take over where York Hospital's Medic unit left off as of January 4th; seconded by Clifton Baldwin; motion carried unanimously.

Brogue Ambulance, Inc has nominated new members for the New Year: Chairman Craig Herman, Vice Chairman Barry Kauffman, Treasurer Mike Guerra, Secretary Stephanie Tome, Supplies Lt Bethany Test, EMS Chief Nelson Tome, Nelson Tome, Sr- Maintenance and Lt. of Scheduling Rebecca Breese.

SUBDIVISION AND SUBMITTAL PLANS:

Barley Farms, LP (Bills/ Final Plan L-5500) -Presented by Lee Faircloth; this plan is utilizing the prime farmstead exemption. There are three waiver requests and one outstanding condition.

Waivers consist of:

1. Section 601- Plan Scale
2. Section 601.d- Boundary Lines
3. Section 501.c- Topography

There is still one outstanding condition to be addressed:

1. Section 602.c- Provide Soil Investigation Results

Bradley Smith made a motion to approve the plan contingent on the condition being addressed and granted the three waivers.; seconded by Kent Heffner; motion carried unanimously. Lee Faircloth is going to locate the position of the Perc and Probe on the plan and bring it into the Township Building to be signed by the Supervisors.

Barley Farms, LP (Micks/ Final Plan L-5505) - Presented by Lee Faircloth; lot 2 is utilizing the prime farmstead exemption and that there are three waiver requests and an outstanding condition.

Waivers consist of:

1. Section 601—Plan Scale
2. Section 601.d—Boundary Line
3. Section 501.r—Steep Slopes

Outstanding Condition consists of:

1. Section 602.c—Provide Soil Investigation Results

Bradley Smith made a motion to approve the plan contingent on the condition being addressed and granted the three waivers.; seconded by Kent Heffner; motion carried unanimously. Lee Faircloth is going to locate the position of the Perc and Probe on the plan and bring it into the Township Building to be signed by the Supervisors.

Barley Farms, LP (Bender/ L-5501) - no motion made with this plan. Lee Faircloth is going to locate the position of the Perc and Probe on the plan and bring it into the Township Building to be signed by the Supervisors.

LAND DEVELOPMENT PLAN REVIEW:

Water's Edge United Methodist Church—Presented by Robert Sandmeyer, Jr. This is an 18 acre property that the Church wants to create a new 8,800 square foot church facility. The Perc & Probe test has been completed and approved by our SEO.

Waiver requests consist of:

1. Section 601—Plan Scale
2. Section 601.m—Plan shall be oriented so that North is at the top
3. Section 712.d—Topography
4. Section 805—Curb and Road Surface
5. Section 811—Street Trees
6. Section 5.f.1—roof areas over 1,000 sq. ft. shall be discharged into a seepage structure.
7. Section 7.1—Bioretention area

Outstanding Comments consist of:

1. Section 602.a—Erosion and Sediment Control Plan(Pending Approval from YCCD)
2. Section 602.c—Certification of Sewage Disposal from DEP(Waiting for Comp 4A and 4B from County and Township)
3. Section 602.d—Improvement Bond(Supervisors requested that Mr. Sandmeyer coordinate with Solicitor Bupp and Engineer Anderson to decide what improvements will be required to be Bonded)
4. Section 11—Certification from the Developer's Engineer that Storm Water Management Facilities have been completed in accordance with the plan.The Supervisors decided that a portion of the improvement bond will be held by the Township until said certification is received.

Bradley Smith made a motion to approve the plan contingent on the comments being addressed and granted the seven waivers. Also, made a motion to adopt the resolution (2013-03) of the plan revision for new land development for Sewage (DEP Code= A3-67908-299-2) being applied to the plan; seconded by Kent Heffner; motion carried unanimously. Attorney Bupp asked that the minutes note that there will be no Church Steeple and the thirty five foot height ordinance will be met. Also, let it be noted that there are no neighbors attending this meeting or the November's Planning Commission meeting protesting this plan.

Guinston Church- Bradley Smith made the motion to table the plan until next month due to the required Planning Module approval being obtained from DEP and reaffirming sight distance for Penn Dot.

PUBLIC COMMENT:

Mr. Zurin was present to explain that he is not running a business from his property as per the letters sent to him from the Township. Mr. Zurin agreed with Mr. Koons that the last letter he received from the Township was from August. Mr. Koons has asked for it to be stated in the minutes that as long as Mr. Zurin is not running a business from his property then Mr. Koons is satisfied. The Board of Supervisors agreed that they had directed Mr. Koons (Township Zoning Officer) to check into the complaints from this property. Mr. Zurin was instructed by the Board to contact Mr. Koons if he decides to follow through with any construction, as well as obtaining proper permits.

ZONING OFFICER'S REPORT:

- Mr. Koons has received complaints regarding Artist Jeff Koons' property. The complaint states that the two decorative pillars constructed by the driveway is too close to neighbors property and does not meet setbacks of Township standards concerning structures. It also has to be determined if it meets Township standards concerning road right of ways (35 feet from the center of the road). The Board of Supervisors are in agreement that they need to table this discussion for next month.
- Another complaint that Koons received concerns barking dogs. The board is in agreement that Chanceford Township does not have an ordinance concerning barking dogs and to leave this issue alone.

ROADMASTER'S REPORT:

- Large patch on Kline Road was paved and billing to PPL will go out this week
- All trucks were prepped and ready for snow
- Received approximately 200 tons of salt last week
- Boom mowing is still in progress
- Placed new radiator in 2003 Mack Dump Truck
- Snow Storm Clean up went well
- Dennis Herbst passed- Chanceford Township will send his family flowers as per Board of Supervisors

ENGINEER'S REPORT:

- Esh property- intends to construct a new dwelling on a farm with an existing farmstead.
 - Section 207.6.e requires that "each additional dwelling approved pursuant to subsection (a) of the section shall be located upon a separate and approved lot whether intended for transfer of title or not. Such additional dwelling lot or lots shall meet all requirements of this ordinance, the Township Subdivision and Land Development Ordinance, and all requirements of the PA DEP."
 - Boards of Supervisors are in agreement that Mr. Esh should subdivide as per our ordinance.
- Road Projects: Sechrist, Fake & Enfield Road
 - Sechrist Road- Received YCCD Approval
 - Received PA DEP Approval, pending Federal Approval (Army Corp of Engineers)
 - Completed Application and submitted to ACOE. (30 day review process)
 - Fake Road-Received YCCD Approval
 - Completed Army Corps of Engineer's Application and submitted to ACOE
 - Enfield Road- Preparing plans to submit to YCCD and PA DEP

SOLICITOR'S REPORT:

- Armstrong cable franchise agreement- Armstrong has been dilatory in their responses to renewal of the expired cable agreement.
 - Requiring Armstrong to change rate to a 5% user's franchise fee instead of 3%
- Zoning Ordinance amendment: Section 407, Adult Facilities- draft ordinance has been sent to York County Planning Commission for their review and comment (should come back within 40 days)
- Zoning Ordinance amendment: Section 313, lot frontage requirements; section 205.3, set back on corner lots—drafts are still waiting for Planning Commission review and then will require review by YCPC before adoption
- Fire Company Recovery Enabling Ordinance- this proposed ordinance was provided to the Township by new Bridgeville Fire Company. It authorized the Township's first-response fire companies to seek reimbursement from those responsible for costs incurred by the fire companies, without costs or response required to the Township. Brad Smith made a motion to advertise the Fire Company Recovery Enabling Ordinance in the Delta Star; seconded by Kent Heffner; motion carried unanimously.
- Possible Sale of portion of recreation property

CORRESPONDENCE:

- York County Conservation District
 - Earth Disturbance Inspection for 12927 Manor Furnace Road
- York County Planning Commission
 - York County Watershed Implementation Plan (WIP)
- TRC Solutions
 - PPL Electric Utilities/ Conastone-Otter Creek 230 KV Rebuild Project
- York County Conservation District
 - Erosion and Sediment Control Plan Review/ Sechrist Road Culvert
- PSAT's News Bulletin
 - Transportation Funding Reform Reaches Critical Point
- Union Volunteer Fire Company
 - Thanking everyone who helped pull the Engine Free

PUBLIC COMMENT:

There being no comments, the floor was closed.

OTHER BUSINESS:

- Red Lion School District is negotiating with South Eastern School District for use of the Chanceford Elementary while renovating one of their schools
- Septic Ordinance- The Board of Supervisors are in agreement that the Township will only allow a two year waiver for Districts. (Example for District one-A two year waiver date of January 1, 2012)
- PA Dept of Labor and Industry- Election for Relief from charges and notice of solvency fee calendar year 2014- The Board of Supervisors are in agreement that they are not interested at this time
- The Board of Supervisors are in agreement that they will not raise the taxes this year. The tax rate of .00030 will remain the same
- The Board of Supervisors are in agreement that they will send a retainer fee of \$500.00 to the Eveler Brothers for Snow Removal
- The Board of Supervisors are in agreement that they approve of hiring Michelle Klugh as animal enforcement officer since Joyce Hemler is retiring at the end of December.

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:

Brad Smith made the motion to adjourn the meeting; seconded by Clifton Baldwin, the meeting adjourned at 9:52 p.m.

Respectfully submitted,

Brenda C. Gohn, Secretary-Treasurer

Minutes typed as taken by Danielle Folkenroth, Secretary Assistant