

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

MEETING DAY AND TIME: January 13, 2014

Kent Heffner 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 Kent Heffner, Vice-chairman Bradley Smith, and Member Clifton Baldwin. Others present: Solicitor Timothy Bupp, Engineer Grant Anderson, Zoning Officer Jeffrey Koons, and Secretary Treasurer Danielle Folkenroth.

APPROVAL OF MINUTES:

Brad Smith made the motion to approve the minutes of 12/09/13 as written. Seconded by Clifton Baldwin, motion carried unanimously.

Brad Smith made the motion to approve the reorganizational minutes of 1/6/2014 as written. Seconded by Clifton Baldwin; motion carried unanimously.

NEW BRIDGEVILLE FIRE CO:

Ronald Witmer reported that there were 16 calls in December; 196 for year 2013. They will be getting new tires on the Rescue Engine and a new truck totaling around \$350,000.00.

FELTON FIRE CO.:

John McDonald reported that there were 62 calls for the fourth quarter of 2013, 16 of them in Chanceford Township. The total for year 2013 is 172 calls.

BROGUE AMBULANCE, INC.:

Nelson Tome reported that there were 52 calls in December; year total is 626 calls with 60 % being in Chanceford.

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

SUBDIVISION AND SUBMITTAL PLANS:

LAND DEVELOPMENT PLAN REVIEW:

PUBLIC COMMENT:

- Burnell Kauffman owns property off of Old Forge Road and Laurel Road. He asked Solicitor Bupp and the Board their opinions on his deed, which states that he has legal right of way on the old Township road which leads to his property. The road is now an abandoned Township road which winds through property owner's land. His main concern/question is can the other property owners stop him from using the abandoned township road as it goes on their properties to get to his property that is land locked? No answer can be given at this time as the deed was not available.
- Mr. Esh was present to discuss the required subdivision on his property. Brad Smith made a motion to issue a Zoning Permit/Building Permit for the new dwelling (mobile home) on the conditional agreement that the subdivision takes place within one year from the issuant date of Zoning Permit; seconded by Clifton Baldwin, motion carried unanimously.

ZONING OFFICER'S REPORT:

- Whispering Pines Mobile Home Park- Building codes officer brought to the Township's attention that a building structure is being constructed on the side of a mobile home. It does not meet building codes as well as the property owner did not obtain a zoning/building permit. The Board of Supervisors granted Jeff

Koons, zoning officer, permission to send a letter to Jim Howard detailing this violation, because the property owner is the responsible party.

- Another complaint concerning barking dogs. Koon's asks that the minutes show the complaint again from the same person as last month and that he did tell the property owner (filing the complaint) that the Board has advised him to stay out of this, as per last month's meeting, as there is no ordinance concerning barking dogs. He also asks the minutes show that the property owner (filing the complaint) does not have an outside dog that makes the neighbor's dogs bark.
- A property owner was in last month discussing future plans on building a 12 X 50 office trailer for chickens with a six foot high fenced in area for them to run in. Also, another six foot high fenced in area around the first section for a dog to run in. This proposed building structure will be within 50 feet of the next door neighbor and may cause a nuisance as the property owner (wanting to obtain a permit) does not live at this residence. Board advised Koons to wait until property owner applies for a permit and to bring it up in front of Board again.
- Two upcoming Public Hearings:
 1. Intensive animal operation- Two (possibly three) 60 X 600 buildings for poultry. The property owner wants to have enough chickens that he will have a concentrated chicken operation under Chanceford Township's ordinance. Team Ag will help in obtaining a nutrient management plan and help determine if his property can handle the amount of chickens.
 2. Home occupation- Located on New Bridgeville Road; Property owner is asking to open an automotive repair garage.

ROADMASTER'S REPORT:

- Snow plowing and cindering of roads
- New rear end in dump truck
- Another dump truck had a new transmission put in
- Repairing stone and dirt roads from all the rain
- Sechrist Road is giving away from all the rain and if it gets much worse will possibly have to be closed

ENGINEER'S REPORT:

- Kent Heffner made a motion to table Water's Edge United Methodist Church, and Guinston United Presbyterian Church land development plans; seconded by Clifton Baldwin; motion carried unanimously.
- Sechrist/Fake Road- Permit application was logged in by ACOE and has been sent for review by the Delaware Nation Tribal Coordination.
- Enfield Road- Plan is in progress.
- Chapel Church Road- Project Environment Review Receipt attached with no known impacts on this project from PA Game Commission, PA Department of Conservation and Natural Resources, PA Fish and Boat Commission and U.S. Fish and Wildlife Service. No further review is required because no potential impacts were found.

SOLICITOR'S REPORT:

- Armstrong cable franchise agreement- Armstrong has provided a red-lined version of the agreement with the Educational Grant being marked out. Solicitor Bupp will review and clear up issues and bring to February Meeting.
- Zoning Ordinance amendment: Section 407, Adult Facilities- draft ordinance has been sent to York County Planning Commission for their review and they will be reviewing this on January 27, 2014.
- Zoning Ordinance amendment: Section 313, lot frontage requirements; section 205.3, set back on corner lots— Brad Smith made a motion to send this to York County Planning Commission for their review; seconded by Clifton Baldwin; motion carried unanimously.
- 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. Solicitor Bupp will have this ready for the February meeting and it will be advertised next month.

- Possible Sale of portion of recreation property- Brad Smith made a motion to advertise this sale in the Delta star in March contingent on the favorable agreement of the Recreation Board at the next meeting; Seconded by Clifton Baldwin; motion carried unanimously.
- Solicitor Bupp obtained a copy of Chanceford Township's Pension Plan Contract to be updated for year 2014

CORRESPONDENCE:

- Natural Gas Vehicle Grants- second round of grants
- Update of Act 537 Sewage Facilities Planning Assistance
- Adult Entertainment Facilities will be considered by York County Planning Commission on January 27, 2014
- Memo from Stan Saylor- proposed allocation of liquid fuel monies
- Radio/Microwave systems migration/upgrade
- Safe Harbor Water Power Corporation
- 32nd annual road and bridge safety improvement contest
- Analysis of Act 89 of 2013
- Conference registration from for PSAT's on April 13-16

PUBLIC COMMENT:

There being no comments, the floor was closed.

OTHER BUSINESS:

- L.S. Lee, Inc- quote for Short Cut Road and Canning House Road
- PSATS- Kent Heffner, Clifton Baldwin and Danielle Folkenroth will register for the April PSATS Convention
- Raises- Kent Heffner made a motion for the 3 members of the Road Crew and Secretary/Treasurer to receive a 1% raise as well as the zoning Officer to receive a .25 cent raise; seconded by Clifton Baldwin; motion carried unanimously.
- Brad Smith made a motion to the Auditors to allow Kent Heffner to receive a raise up to \$20.00; seconded by Clifton Baldwin; motion carried unanimously. Brad Smith made a motion that if the Auditors agree, this raise and Kent Heffner becoming full time will take place April 15, 2014 as Kent Heffner is still under contract with Penn Dot; seconded by Clifton Baldwin; Kent Heffner abstained from voting. Majority vote was fulfilled.
- Pennsylvania State Associate of Township Supervisors- Solicitor Bupp recommended the New Laws Services being obtained by the Township.
- The Board of Supervisors recommend keeping a ledger and file for the Liquid Fuels Monies to better keep track of throughout the year.

APPROVAL OF BILLS:

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

ADJOURNMENT:

Brad Smith made the motion to adjourn the meeting; seconded by Clifton Baldwin, the meeting adjourned at 9:08 p.m.

Respectfully submitted,

Danielle N. Folkenroth, Secretary-Treasurer