

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

MEETING DAY AND TIME: May 11, 2015

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. Mr. Heffner 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: Engineer Grant Anderson, Zoning Officer Jeffrey Koons, Solicitor Timothy Bupp and Secretary Treasurer Danielle Dehoff.

Absent: N/A

APPROVAL OF MINUTES:

Brad Smith made the motion to approve the minutes of 4/13/15 as written. Seconded by Clifton Baldwin, motion carried unanimously.

NEW BRIDGEVILLE FIRE CO:

Ronald Witmer reported that there were 24 calls in April 2015. On May 15 and 16 there will be fire police training. Also, New Bridgeville and Felton Fire Co's are fundraising for a fellow fallen Fire Fighter. Ronald Miller is in charge of fundraising.

FELTON FIRE CO.:

Not present.

BROGUE AMBULANCE, INC.:

Nelson Tome, Jr. reported that there were 58 calls in April 2015, with 30 of them being in Chanceford Township. There have been 236 calls this year thus far. As of right now, SEMS has a start date of July 1, 2015. This is the mergers dead-line.

SUBDIVISION AND SUBMITTAL PLANS:

- Water Street Ministries & Weders- represented by Lee Faircloth. This is a three lot subdivision that Water Street Ministries currently owns and the Weders would like to purchase. They would like to have a 40 foot wide strip of land added to the 6 acre lot along Hively Road and the combined lot will then connect to another parcel so that they will have contiguous property from Hively Road back to other parcels that are currently landlocked.
 - No Proposed development so a non-building waiver from the SEO will be needed before recording
 - A merger agreement is needed prior to recording
 - Brad Smith made a motion to approve Water Street Ministries Final Subdivision Plan contingent on the four open conditions being addressed, seconded by Clifton Baldwin; motion carried unanimously. The four open conditions are as follows:
 - Section 502.e and 602.c- The Chanceford Township SEO shall complete necessary inspections of the existing sewage disposal systems to complete a PA DEP Non-Building Declaration provided by the property owner.
 - All property corners shall be set prior to recording of the plan.
 - Payment of all fees.
 - Merger agreement pertaining to lot 2 and lot 3
 - Brad Smith made a motion to grant the three waivers concurrent with this subdivision, seconded by Clifton Baldwin; motion carried unanimously. The waivers are as follows:
 - Section 501.c- Complete topography, depicting contours at five (5) foot vertical intervals shall be shown on the plan.

- Section 501.r- Slopes in excess of 15%, if present within the subdivision area, must be shown on the plan.
- Section 601.d- The plan shall show all boundary lines of the parcel, including courses and distances as found by an accurate survey.

PUBLIC COMMENT:

- Patti McCandless was present to discuss Ag Land Preserve, Transferring Development Rights and Receiving Zones.
 - Highlights from this discussion include:
 - Chanceford Township does not have a good sending and receiving zone because they should be public investment zones. These zones would be areas that have sewer and water already.
 - Chanceford Township needs to use TDS's in a way to keep them out of Agricultural areas and Ag Land Preserve areas.
 - Chanceford Township can discuss possible inter-governmental agreements with other townships to send TDR's out of our Township, but the overall agreement was nay.
 - Chanceford Township's Board of Supervisors are in agreement to hold off on Transferring Development Rights other than to those who are in the same ownership and go through the proper channels.
- Russell Hogan was present to discuss his property on Shaulls School Road and the dust that gets created off of the dirt road. Kent Heffner Roadmaster is going to discuss possible solutions with Board and Engineer.

ZONING OFFICER'S REPORT:

- 1707 Main Street Extended- Hilga Thompson- There is a major stormwater run-off happening on her property from multiple other properties and sources. DEP has been involved as well as the Township.
 - End result- Mrs. Thompson did everything she should have done and the TWP can do nothing more per the Board of Supervisors. She merely wanted to take that last step before going to Stan Saylor. Brad Smith stated she contact the correct organizations.
- 65 Sechrist Flat Road- Trash and manure is still a problem on this property and the lawn is overgrown.
 - The owners are now moved out and the pool in the back yard is still full of water.
 - The Board of Supervisors are in agreement that if the lawn doesn't get mowed by the next meeting (June 8, 2015) then the Township will request Attorney Tim Bupp to put a Lien on the property.

ROADMASTER'S REPORT:

- Still repairing some large areas on some paved roads
- Still cold patching smaller holes on days that are too wet to dig
- Have not heard anything back from Recon & Martin Paving about grounding of Wolf and Wise Roads
- Final grading, topsoil and seeding are all complete on Sechrist Road Project
- Paving work is scheduled for this Thursday for Sechrist and Enfield Road projects. It will be a joint effort with Lower Windsor Twp and Chanceford Twp
- Received two loads of diamondtex and applied/graded them at Chanceford Crossings and Chanceford Township Field
- Borrowed street sweeper from Lower Windsor Twp and swept the streets in Chanceford Crossings
- Graded some of the dirt roads in the Twp but have many more to do
- Base repaired and paved over pipe project on Battle Hill Road and also repaired shoulder that was washed out near Teen Haven Camp
- We installed all new springs on 1989 Ford Dump and is now back on the job
- Power washed the grand stands at Conrads due to Pigeon droppings and placed foam insulation in corners and placed owl up to try and drive them away

ENGINEER'S REPORT:

- Road Projects:
 - Dirt and Gravel Roads Programs- No update on Duff Hollow Road Project

- GP-3 Debris removal- Gipe, Kline, and Hill Top Roads needs (PNDL) Endangered Species update and Clearance letters
- GP-11-Registration is finished for Shaulls Road

SOLICITOR'S REPORT:

- Proposed Amendment to Zoning Ordinance, new section 313, Lot Frontage- This ordinance will be advertised for adoption at the June 8, 2015 meeting
- Request for Revision: Brogue DPP XI, LLC (Dollar General)'s request for amendment of Section 307.2 of our ordinance to require one parking space for every 250 square feet of commercial space was reviewed and approved by our planning commission. York County Planning will review the application at its May meeting, so we will have their comments for your review by June 8, 2015.
 - Brad Smith made a motion to recommend advertising in the Delta Star for the hearing on this ordinance amendment request to take place June 8, 2015, seconded by Clifton Baldwin; motion carried unanimously.
- Cinkaj Brogue LP, et al., V. Chanceford Township, et al- Nothing has been heard new on this matter since February 2015.

PUBLIC COMMENT:

OTHER BUSINESS:

- Brogue Lions have donated \$100.00 to Chanceford Township for the use of the Community Building.
 - The Board of Supervisors are in agreement to use the donation towards new tables for the Community Building.

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:

Kent Heffner made the motion to adjourn the meeting; seconded by Clifton Baldwin, the meeting adjourned at 8:55 p.m.

Respectfully submitted,

Danielle N. Dehoff, Secretary/Treasurer