

Chanceford Township, York County Board of Supervisors Regular Meeting

MEETING DAY AND TIME: August 10, 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 7/13/15 as written. Seconded by Clifton Baldwin, motion carried unanimously.

NEW BRIDGEVILLE FIRE CO:

Ronald Witmer reported that there were 17 calls in July 2015.

FELTON FIRE CO.:

John McDonald was not present but he did report via email that there were 11 calls in the month of July with 5 in Chanceford Township. The crab feed will also be August 29th 2015.

SYEMS:

Alex Chris was present with Lauren from Southern York EMS to report that for the month of July they had 48 calls with 42 in Chanceford Township. The lease agreement between SYEMS and Chanceford Township was presented and the BOS agreed to have Attorney Bupp read it and make a legal decision. They also reported that SYEMS will be officially running on July 26, 2015, and are looking to hire a total of two paramedics.

SUBDIVISION AND SUBMITTAL PLANS:

- Barley Farms, LP would like to subdivide lot #3 (1.33 acres) off of lot #2 (154 acres) located at 89 Good Road; Tract #3, Parcel A will also be added to lot #3.
 - Lot #3 would utilize the Prime Farmstead Exemption
 - Reserve/back up site will be required for septic system on Lot #3
 - Non-building waiver will be dropped off at the Township office by Gordon Brown's office and will need to be signed by Keith Hunnings, SEO
 - This property and parcel is not in AgLand preserve.
 - Brad Smith made a motion to approve the four waivers, seconded by Clifton Baldwin; motion carried unanimously. Waivers are as follows:
 - Section 501.r—All areas with slopes in excess of fifteen percent within the area proposed for subdivision shall be shown on the plan.
 - Section 601—Plan scale shall be 1"= 50' or 1" = 100'.
 - Section 501.c & 601.c—Complete topography, depicting contours at five foot vertical intervals, shall 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; all courses shall be permanently marked.
 - Brad Smith made a motion to approve the plan contingent on the two open conditions being met, seconded by Clifton Baldwin; motion carried unanimously. Conditions are as follows:

- Section 502.e & 602.c—The Township S.E.O. shall inspect the existing sewage disposal system and provide documentation to the Township for further submission to the PA DEP.
- Payment of all Fees.

PUBLIC COMMENT:

- Terry Bratton, BC. INC—was present to discuss his options for developing People’s Bank strip mall if he would purchase the property. The sewer was checked and doesn’t seem to be a problem. He will need a special exception for a shop/warehouse before proceeding and he may put a warehouse in where the fertilizer plant is. His next step is to go before the planning commission.
- Bob Whiteford was present to discuss what to do next in his subdivision of Dellinger School Road. He has 2.299 acres and will obtain a hydro-geo study next.

ZONING OFFICER’S REPORT:

- Sharon Gallagher—65 Sechrist Flat Road- Was sent 3 letters with no response and no attempt to fix violations on property. BOS requests Solicitor Tim Bupp to get involved and send a letter with possible repercussions.

ROADMASTER’S REPORT:

- Replace culvert pipe on Chapel Church Road
- Finish repairing blow outs on Wolf Road
- We helped Lower Windsor Twp resurface 3 roads in their TWP
- Mowing all TWP roads
- Received 600 tons of 2B Stone to prepare to tar and chip roads
- Estimates for new grader are in
- On Friday we started cutting out to get ready for blacktop on Dettinger Road. This area of the road was destroyed by large trucks going into the chicken farm

ENGINEER’S REPORT:

- Road Projects:
 - Dirt and Gravel Roads Programs:
 - Advertise to bid Shaull’s Road and Duff Hollow Rd to furnish materials only (arch pipe and box culvert)- Kent Heffner made a motion to advertise Shaull’s Road and Duff Hollow Road, Seconded by Clifton Baldwin; motion carried unanimously.
 - Award Geotechnical investigations/Scour analysis for Shaull’s Road and Duff Hllow Road to ECS Mid-Atlantic, LLC- Brad Smith made a motion for the awarding to ECS, Seconded by Clifton Baldwin; motion carried unanimously.
- Guinston is requesting a release of some of their bond. Mr. Anderson evaluated the situation and found \$68,746.00 worth of returning and retaining \$36,592.71. Kent Heffner made a motion to authorize the release of this money, seconded by Brad Smith; motion carried unanimously.
- Adam Shearer- Swine Operation located by Ted Wallace/Muddy Creek Forks Road— Submitted Stormwater Sight Plan:
 - Brad Smith made a motion to accept the plan contingent on the three open conditions being addressed, seconded by Clifton Baldwin; motion carried unanimously. Conditions are as follows:
 - Section 601.d—The applicant shall post an improvement bond or other acceptable security in an amount sufficient to insure completion of all required improvements. A construction cost estimate should be provided to the TWP for review.
 - Section 310.a—Proof of York County Conservation District approval shall be provided to the TWP.

- Any proposed access road/driveway within a PennDot Legal Right-of-Way will require a Highway Occupancy Permit. Proof that a H.O.P. has been issued by the Pennsylvania Dept. of Transportation shall be provided to the TWP.
- Brad Smith made a motion to accept the waiver, seconded by Clifton Baldwin; motion carried unanimously. Waiver is as follows:
 - Section 308.C.1.c—The maximum permitted side slopes for detention and retention basins shall be 4 horizontal to 1 vertical. The design proposes 3:1 side slopes.

SOLICITOR’S REPORT:

- Re-advertise Ag Security Area- The ASA law requires re-adoption of the entire ASA every seven years. Ours is due for our seven year re-adoption by July 2016. To re-adopt, a notice must be sent to every resident in the ASA no more than 180 days and no less than 120 days before an advertised public hearing. Tax Collector Janet Tyson seems agreeable to distributing such a notice with the spring taxes, which she distributes in February. Therefore, it appears that we can send the notices with the Spring Taxes, then hold our hearing at our March 2016 meeting, and re-dopt the ASA.
- Burn Ordinance- Table for further discussion
- Cinkaj Brogue LP, et al., vs. Chanceford Township, et al.—I have heard nothing related to this matter since my report in February 2015.

PUBLIC COMMENT:

OTHER BUSINESS:

APPROVAL OF BILLS:

Bradley 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:

Bradley Smith made the motion to adjourn the meeting; seconded by Clifton Baldwin, the meeting adjourned at 8:45 p.m.

Respectfully submitted,

Danielle N. Dehoff

Danielle N. Dehoff, Secretary/Treasurer