

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

### **MEETING DAY AND TIME:** September 14, 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 8/10/15 as written. Seconded by Clifton Baldwin, motion carried unanimously.

### **NEW BRIDGEVILLE FIRE CO:**

Ronald Witmer reported that there were 14 calls in August 2015. The old 1986 Fire Engine has been donated to York County Fire Engine School. Hose testing was completed and they only had to replace a couple hoses.

### **FELTON FIRE CO.:**

John McDonald reported that there were 19 calls in the month of August with 6 in Chanceford Township. The crab feed was canceled as not enough tickets sold. There will be a meat & seafood bingo on October 2, 2015.

### **SYEMS:**

Alex Chris was present with Lauren from Southern York EMS to report that for the month of August they had 155 calls with 31 being in Chanceford Township. They are still working on hiring more employees, but as of right now they had two medics and an EMT. There will be an open house/dedication on October 25, 2015 from 1-4 at Airville. SYEMS asked Kent Heffner to look at the generator outside the community building doors as it doesn't seem to be working.

### **SUBDIVISION AND SUBMITTAL PLANS:**

- Shearer- Adam & Jennifer Shearer were present to discuss their Security Bond approval in relations to their Swine Operation. Brad Smith made a motion to accept the total amount to be bonded at \$75,130.00, seconded by Clifton Baldwin; motion carried unanimously. A side note from the BOS, we are still waiting on NPDES Permit as it was a condition of plan approval.
- Kent Heffner made a motion to reaccept Christian Esh's Plan, seconded by Clifton Baldwin; motion carried unanimously.

### **PUBLIC COMMENT:**

- Collinsville Library- The President for the Organization was present with Librarian Lucille to thank Chanceford Township for their support. They also wanted to invite Chanceford Township along with the public to their 35<sup>th</sup> anniversary celebration on October 3 from 1-5 at the Collinsville Library.

### **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. Jeff Koons has asked for a little more time to think the situation over. The pool has been tore down and removed from the property.

- Water's Edge- One September 7, 2015 a letter was sent in regards to the old foundation that was burned still existing. Water's Edge is currently working on putting together a Paryer Garden to replace the old burned out foundation.
- Two zoning hearings coming up on September 29, 2015;
  - Ed Woods, Jr.- Special Exception for a Home Occupation: Automotive Services and Sales- 1875 Delta Road, Brogue PA
  - David and Cathy Reifsneider- Diminumus Variance/side setbacks for a pole building for storage- 2596 New Bridgeville Road, Felton.
- Margaret Sweeney, Stamper Rd- Will be sending a friendly violation letter to inform her of her weeds problem per the BOS.

**ROADMASTER'S REPORT:**

- Dettinger Road has been tar & chipped as well as paved
- Snyder Road and Chapel Church road have been tar & chipped as well as paved
- The tarring & chipping will be completely done by the middle of the week of the 21<sup>st</sup>.
- Two new graders have been dropped off so as the road crew could try them out and decided if they will work well enough to purchase at a future date

**ENGINEER'S REPORT:**

- Road Projects:
  - Dirt and Gravel Roads Programs:
    - Award- Shaull's Road and Duff Hollow Road bid to furnish materials only:
      1. Duff Hollow Road- Kent Heffner made a motion to award Lane Enterprises the bid in the amount of \$19,097.00, seconded by Clifton Baldwin; motion carried unanimously.
      2. Shaulls Road- Kent Heffner made a motion to aware Lane Enterprises the bid in the amount of \$17,055.00, seconded by Bradley Smith; motion carried unanimously.
  - Tarry Bratton was present to discuss if he needs a Land Development plan or just a SWM site plan as well as will the proposed use require a zoning hearing for his possible purchase of the strip mall:
    - The proposed use WILL require a zoning hearing
    - The proposed us is Commercial
    - Proposed use/altered impervious area is under 1,000 square feet but total unknown at this point
    - Section 1001 of the SALDO states that a modification of the Zoning Ordinance may be requested in writing , with application containing facts of unreasonableness/hardship and an explanation of why.
      1. Bratton will request a modification; first step is approval/non-approval from Planning Commission, and then comments back to the BOS as to why or why not.
  - BOND Reductions:
    - J&L Groff Farms- Recommend releasing \$102,783.00 and retaining \$52,330.20 of the Security Bond. Brad Smith approved the amounts, seconded by Clifton Baldwin; motion carried unanimously.
    - Guinston United Presbyterian Church- Rain Garden Three is still not stabilized so more of the Security Bond will not be released at this time.

**SOLICITOR'S REPORT:**

- SYSEMS- Attorney Bupp reviewed the lease proposed to Chanceford Township at the August Meeting, and provided comments via email August 11. Brad Smith made a motion to accept the lease, but changing the wording to one year, seconded by Clifton Baldwin; motion carried unanimously.
- Ms. Sharon Gallagher- As directed, Attorney Bupp wrote to Ms. Gallagher on August 11. As of the date of the BOS meeting, he had received no response, nor has zoning officer Jeff Koons. Attorney Bupp recommends the matter be sent to the District Justice.
- Readvertise Ag Security Area- the ASA law requires readoption of the entire ASA every seven years. Ours is due for seven year readoption by July 2016. To readopt, a notice must be sent to every resident in the ASA no more than 180 days and no less than 120 days before any advertise 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 out notices with the spring taxes, then hold our hearing at our March 2016 meeting and readopt the ASA. The BOS needs to decide if this is the course of action to take.
- Burn Ordinance- At the last meeting, the BOS requested a copy of Felton Borough's burn ban ordinance, which was provided along with a copy of Chanceford's current burn ordinance. This is tabled until the BOS wishes to discuss further.
- Cinkaj Brogue LP, et al.,v. Chanceford Township, et al- I have heard nothing related to this matter since my report in February 2015.
- Bradley Peters- Plan still needs to have the deeds recorded. Attorney Bupp will be contacting Mr. Peters directly.
- Mr. McElwain requested a letter from Chanceford Township to the Recorder of Deeds office concerning switching addresses that was "previously messed up". The Deeds office will not administer any changes involving one parcel and two addresses.

**PUBLIC COMMENT:**

**OTHER BUSINESS:**

Brad Smith made a motion to approve the Non-uniform Pension Plan Minimum Municipal Obligation of \$18,627.91, seconded by Clifton Baldwin; motion carried unanimously.

Brad Smith made a motion to approve signing Klugh Animal Control Services contract that allows Klugh to be Chanceford Township's 2016 Animal Control Contact, seconded by Clifton Baldwin; motion carried unanimously.

**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 Kent Heffner, the meeting adjourned at 8:50 p.m.

Respectfully submitted,

*Danielle N. Dehoff*

Danielle N. Dehoff, Secretary/Treasurer