

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

**MEETING DAY AND TIME:** December 14, 2015

Kent Heffner opened the 2016 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 Kent Heffner, Vice-chairman Bradley Smith and Member Clifton Baldwin.

Bradley Smith made the motion to adopt the 2016 proposed budget as presented; Clifton Baldwin Seconded this motion; motion carried unanimously.

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 Assistant Secretary Danielle Dehoff.

**APPROVAL OF MINUTES:**

Brad Smith made the motion to approve the minutes of 11/09/15 as written. Seconded by Clifton Baldwin, motion carried unanimously.

**NEW BRIDGEVILLE FIRE CO:**

Ronald Witmer reported that there were 14 calls in the month of November. New Bridgeville will be putting together a sub and sandwich sale in February 2016. The Board of Supervisors offered the refrigerator that is not being used in the community building to the fire company and they will be happy to pick it up and use it.

**FELTON FIRE CO.:**

John McDonald reported that there were 13 calls in the month of November with 7 in Chanceford Township. Felton hosted a Breakfast with Santa event that served around 187 people as well as hosting a "Santa Run Night" that brought in around \$500.00 and two trailer loads of canned food. The Blue Grass Concerts will now be serving alcohol in an attempt to bring in a bigger crowd.

**SYCEMS:**

SYCEMS stated that there were 93 calls in the month of November with 24 calls being in Chanceford Township. There has been interest shown in forming an auxiliary so SYCEMS has set a meeting up in January for people to attend. York County 911 is changing all unit numbers so the ambulances will need updated again. The payroll system will be changing and they will be hiring out to "PAYCHECKS" to service their payroll needs. Kent Heffner requested a signed copy of the building lease.

**SUBDIVISION AND SUBMITTAL PLANS:**

- **Michael Taylor** (2633 New Bridgeville Road)—Represented by Lee Faircloth, GLB&A. He would like to subdivide a 25 acre parcel into a 12 acre & 13 acre parcel.
  - Lot 6A—12 acres
  - Lot6B—13 acres that the original 60 acre farm will combine with.
    - Three dwelling rights will stay with Lot 1

- Brad Smith made a motion to approve the three waiver requests for this plan, seconded by Clifton Baldwin; motion carried.
  - The three waiver requests are as follows:
    1. Section 501.r—All areas with slopes in excess of fifteen percent within the area proposed for subdivision shall be shown on the plan.
    2. Section 501.c & 601.c—Complete topography, depicting contours at five foot vertical intervals, shall be shown on the plan.
    3. 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 this plan contingent on the three open conditions being addressed, seconded by Clifton Baldwin; motion carried. The three open conditions are as follows:
    1. New deeds for lots 6A and the combined lot 1 & 6B shall be recorded with the Final Subdivision Plan.
    2. Payment of all fees.
    3. Section 502.e & 602.e—Chanceford Township SEO shall complete any necessary inspections of existing sewage disposal systems to complete a PA DEP Non-Building Declaration provided by the property owner with the test results being provided to the Township.
- **Barley Farms** (13845 Ted Wallace Road--30,710 S.F. Heifer barn expansion and a 100 ft diameter (7,850 S.F.) concrete manure storage facility)
  - A waiver has been requested of Section 401.e.15 that states the plan shall show the location of all existing utilities, stormwater facilities, sanitary sewers and water lines on the parcel and within 50' of the property lines.
  - Kent Heffner made a motion to approve the waiver with the condition that ALL wells and septic systems within a 1,000 ft. radius of the project be shown on the plan, seconded by Clifton Baldwin; motion carried unanimously.

**PUBLIC COMMENT:**

**ZONING OFFICER'S REPORT:**

- The Gallaghers on Sechrist Flat Road have vacated the property.
- Thomas Watkins on Shaws School Road has requested more time to clean up his property from the junk and debris. Jeff Koons has granted more time.
- Gipe Road—A resident has a stormwater problem that seems to be coming from the Barley Farm's fields. Jeff Koons has been informed that if York County Conservation District doesn't see a violation as it is coming through the woods; as such the Board will stay out of it. The Board does suggest that Mr. Koons talk with the Barleys and see if they would be willing to help the stormwater issue so as to be a "good neighbor".

**ROADMASTER'S REPORT:**

- November 10-December 14, 2015:
  - The road crew has replaced a 60' culvert pipe on Rocky Road
  - All anti-skid and salt are stock piled and ready for winter
  - Started excavation on Shaull Road bridge and barring any trouble will hopefully get the footers in the week of the 14<sup>th</sup> (December)
- Equipment Report:
  - 1992 Ford Dump Truck's radiator was installed and it is up and running

- 2001 Mack Dump Truck was sent to PA Truck to repair suspension and read end leak; it is back and running
- 1989 Ford Dump Truck's charging system quite and a new voltage regulator was installed; it is up and running
- Transit used to shoot grades is broken; the cross hairs on one side have come loose. Should we buy a new laser transit at Tri-boro is \$1,250.00 with legs and grade pole packaged or rent one for \$250.00 a week until the old one is fixed? The board will think on this decision and table for now.

#### **ENGINEER'S REPORT:**

- The proposed Dollar General has been tabled for this month at the Planning Commission and will return January 2016. Located at 2635 Delta Road.
  - Submitted by Steckbeck Engineering:
    - 9,100 square foot retail store
    - On-lot sewage and well
    - 37 parking spaces
    - Rain garden on Northern side
    - No variances being asked for

#### **SOLICITOR'S REPORT:**

- **Flood Plain Ordinance 2015-05**—Readoption of this ordinance is required by DEP, utilizing the new maps provided by FEMA. It has been advertised in the Delta Star. The ordinance does not make any substantial changes from the one already in place but if we do NOT adopt the new ordinance then the residents in flood plains will not be able to obtain flood insurance in the future.
  - Brad Smith made a motion to adopt ordinance 2015-05 Flood Plain, seconded by Clifton Baldwin; motion carried unanimously.
- **CMV Sewer Co.**—They have petitioned the PUC for permission to abandon their sewer plant in Chanceford Crossings. The PUC responded that CMV may not unilaterally abandon their plant, and must continue its operation while they file applications for a PUC hearing. PUC's office of Consumer Protection has filed an entry of appearance in the matter, stating that they will oppose the petition if it is determined to be detrimental to the consumers on the system. Attorney Bupp has also entered an appearance so that Chanceford Township is a party, which will require our notice and participation for any legal actions.
- **Chanceford Crossings Stormwater Facility Deterioration**—As directed previously by the Board, Attorney Bupp is preparing a notice of violation regarding the condition of the stormwater facilities owned by Chanceford Crossings, Inc.
- **Addition to Ag Security Area- D. Steven Greenwood**—The resolution adding the Greenwood Property (located at FL 77B ; 12927 Manor Furnace Road) is ready for approval from the Board.
  - Brad Smith made a motion to approve this resolution; seconded by Clifton Baldwin; motion carried unanimously.
- **Potential Sale of the Recreation Property Parcel**—This matter is with the Rec committee for their consideration.
- **Cinkaj Brogue LP, et al., v. Chanceford Township, et al**—Nothing new related to this matter since February 2015.

#### **PUBLIC COMMENT:**

#### **OTHER BUSINESS:**

- January Reorganizational Meeting has been advertised for January 4<sup>th</sup> at 6:30 with the normal meeting occurring after.

- Linda Stern has submitted her resignation letter from the Recreation Board effective December 31, 2015.
- Tax Rate of .00030—Brad Smith made a motion to keep the tax rate the same as it was in 2015 for 2016, seconded by Clifton Baldwin; motion carried unanimously.

**APPROVAL OF BILLS:**

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

**ADJOURNMENT:**

Kent Heffner made the motion to adjourn the meeting; seconded by Clifton Baldwin, the meeting adjourned at 8:47 p.m.

Respectfully submitted,

*Danielle N. Dehoff*

Danielle N. Dehoff, Secretary/Treasurer