

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

MEETING DAY AND TIME: (Rescheduled from February 8 from snow) February 29, 2016

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 Dehoff.

Absent: n/a

APPROVAL OF MINUTES:

Brad Smith made the motion to approve the minutes of 1/4/16 as written, seconded by Clifton Baldwin, motion carried unanimously.

Brad Smith made the motion to approve the reorganizational minutes of 1/4/2016, seconded by Clifton Baldwin; motion carried unanimously.

NEW BRIDGEVILLE FIRE CO:

Ronald Witmer reported that there were 16 calls in the month of January.

FELTON FIRE CO.:

John McDonald reported that there were a total of 16 calls in the month of January with 7 of them being in Chanceford Township. They have had 8 attendees for the Emergency Responder Class with all passing.

Fundraising Dates:

3/5- Breakfast and Banquet

3/19-Band

3/13-Meat and Seafood Bingo

SYCEMS:

Absent

SUBDIVISION AND SUBMITTAL PLANS:

- **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).
 - Brad Smith made a motion to table this plan until March 2016, seconded by Clifton Baldwin; motion carried unanimously.
- **Gerald Robinson: Submitted by Shaw Surveying.**
 - Property located at Kline and Goram Road.
 - Mr. Robinson would like to subdivide a 3 acre lot off of his 92 acres with one building right to building a new house and barn.
 - Brad Smith made a motion to approve this plan contingent on the three open conditions being addressed, seconded by Clifton Baldwin; motion carried unanimously.
 - The three open conditions consist of:
 1. Section 502.e & 602.e : Documentation shall be provided demonstrating that the Planning Module for Land Development and / or any required waivers have been approved by PA DEP.

2. All property corners shall be set prior to recording the plan.
 3. Payment of all fees.
- Brad Smith made a motion to approve the two waivers, seconded by Clifton Baldwin; motion carried unanimously.
 - The two waivers consist of:
 1. Section 501.c & 601.c : Complete topography, depicting contours at five foot vertical intervals, shall be shown on the plan.
 2. Section 601.d : The plan shall show all boundary lines of the parcel, including course and distances as found by an accurate survey; all courses shall be permanently marked.
 - **Tarry Bratton (Land Development Plan): Submitted by John Luciani.**
 - Post Construction Storm Water Management Report included.
 - At the present time, the recommendations are based on the understanding that the use of the proposed facility located behind the Brogue Shopping Center along Delta Road will be a warehouse for a material storage and not open to the public.
 - Brad Smith recommended approval of the four waivers for this land development plan, seconded by Clifton Baldwin; motion carried unanimously.
 - The four waivers are:
 1. Section 601: The plan scale shall be 1" = 50' or 1" = 100'.
 2. Section 602.a- Soil and Erosion Sedimentation Control Plan approval by YCCD.
 3. Section 709- Access Drives being paved to allow gravel surface
 4. Section 301.L- Stormwater Facilities located within building setback area.
 - Brad Smith made the motion to recommend approval of this land development plan contingent on the four open conditions being addressed, seconded by Clifton Baldwin; motion carried unanimously.
 - The four open conditions consist of:
 1. Section 501.t : The plan shall note records of sludge for the property.
 2. Section 602.d : The applicant shall post an improvement bond or other acceptable security in an amount sufficient to insure completion of all required improvements (i.e. soil erosion and sedimentation controls, permanent post construction Stormwater management controls, etc.) A Probable Onsite Construction Cost estimate is \$48,266.56. The estimate has been reviewed and all costs and quantities are acceptable to the Township. An improvement bond, in a form acceptable to the Township, shall be posted in the approved amount prior to issuance of a building permit. Copies of all documentation shall be reviewed by the Township Solicitor
 3. Section 602 : Please provide an executed O&M agreement which can be found within Appendix A of the Township of Chanceford Stormwater Management Ordinance.
 4. Payment of all fees.

PUBLIC COMMENT:

- **Lori Mann:** lives on Gipe Road and has a water runoff problem she believes from a neighboring farm/field and because of the amount of runoff now has to fix her septic system. If she fixes it without having a plan to stop the water runoff, the septic will fail again. She has called YCCD

and they have said the runoff is clear water and no problem is found. The Board of Supervisors has recommended calling Stan Saylor's office to set up a meeting.

ZONING OFFICER'S REPORT:

- 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 because of the bad weather.
- **Zoning Hearings:**
 - Pope Engineering (home occupation auto repair)—2843 New Bridgeville Road, Felton- The Zoning Hearing Board has approved this hearing.
 - Brandon Testerman (diminimus variance for front setbacks)—45 Pond Road, Felton- The Zoning Hearing Board has approved this hearing.

ROADMASTER'S REPORT:

- The Roadmaster would like to thank the road crew, Eveler Brothers, Dan Curran, and John McDonald for all the long hours of work in the big snow storm. Also, to Danielle for helping to complete the FEMA paperwork.
- All the footers are complete on Shaull Road. The arch pipe was being assembled when the big snow hit and had to be lifted out and put to the side. It will be installed when the water flow slow.
- Most of our equipment held up well during the storms. The Ford F550 did have a front leaf spring snap and was replaced by Young's Farm Service the next day.
- New grader was delivered last week. Dan from Cleveland Brothers was down and went over everything.
- The road crew is now grading and stoning dirt roads due to heavy rains last week.

ENGINEER'S REPORT:

- **Shaull's Rd:** updated time frame with Lane Enterprises.
- **Duff Hollow Rd:** Authorized Lane Enterprises to start constructing culvert structures. DGRP Funding expires June 2016.
- **Fake Rd:** DGRP Funding expires June 2016.
- **Levi Zook SWM Plan-** The Board of Supervisors has asked to have Grant and Kent meet with Levi Zook to see his property and explain that his plan is not complete yet.

SOLICITOR'S REPORT:

- **Chanceford Crossings SWM Facility Deterioration:**
 - In December 2015, Attorney Bupp provided a notice of violation to Chanceford Crossings Attorney, directing them to take action within thirty days. His letter also suggested that they contact the Twp engineer for guidance directly. When there was no contact, Attorney Bupp contacted their Attorney last week, who claims that his client doesn't own the property. After Attorney Bupp did research, they clearly DO own this property. The Board of Supervisors has instructed Attorney Bupp to send another letter with a deadline and option to take them to court.
- **CMV Sewer Co.:**
 - At the February 12, 2016 hearing, CMV's Attorney claimed that his client was considering discontinuing their petition to abandon and would only seek a rate increase. Last week, CMV's Attorney confirmed that his client will continue with the petition to abandon. Now the court will hold a do-over pre-hearing

conference on March 7, 2016. The Board of Supervisors would like Attorney Bupp or a representative from CGA to attend this hearing.

- **Ordinance Revisions, Lower Chanceford Township:**
 - As an FYI, the Board has been given revisions from Lower Chanceford that they made to their Ag Zone, adding some new accessory uses: “Ag Processing Establishment”, “Any other use customarily incidental to permitted uses”, and “special events” as a permitted accessory use in the Ag Zone. I believe the purpose of these changes is to address concerns similar to those that or board has heard from farmers over the years: a farm owner should be able to have other uses, like a horseshoeing business, or welding/contractors office, ect., butchering, baked goods sales, ets., on the farm where it does not interfere with neighbors.
- **Chanceford Ag Security Area, Seven-Year Update:**
 - The ASA Law requires the township’s Ag Security Area to be reapproved every seven years. The necessary notice to all property owners was sent out with the Township’s real estate tax notices, the required advertising has been placed with the Delta Star, and the Township’s Planning Commission has met and approved the reaffirmation. The last steps will be for the Ag Committee to meet prior to the BOS meeting March 14, 2016 to also review, and then for the Supervisors to approve the ASA at the March 14, 2016 meeting.
- **Cinkaj Brogue LP, et al ., v. Chanceford Township, et al:**
 - No updates since February 2015.

CORRESPONDENCE/COMMUNICATION/OTHER BUSINESS:

- **Resolution 2016-02 Myers Planning Module:** Brad Smith made a motion to approve sending Steven Myers Planning Module to DEP.
- **Resolution 2016-03 Robinson Planning Module:** Brad Smith made a motion to approve sending Gerald Robinson’s Planning Module to DEP.
- We are receiving a free recycle bin from Fawn Township. Kent Heffner made a motion to approve not using Waste Management to empty the recycle dumpster and to start using Republic Services because they are around \$70.00 cheaper a month.
- Clifton Baldwin made a motion to continue paying the auditors out of payroll and not the general fund, seconded by Brad Smith; motion carried unanimously.
- Brad Smith made a motion to start invoicing every month the Engineer and Attorney invoices, seconded by Clifton Baldwin; motion carried unanimously.
- New Bridgeville Dinner April 2,2016
- Felton Dinner March 5 at 5 P.M. at Red Lion Elks
- Airville Breakfast speaker, Stan Saylor March 11, 2016
- Kent Heffner made a motion to approve John McDonald as a part time worker, seconded by Brad Smith; motion carried unanimously. Brad Smith made a motion to approve paying John McDonald a salary of \$20.00 an hour, seconded by Clifton Baldwin; motion carried unanimously.
- Kent Heffner made a motion to table the Comcast Cable Twp Road Occupancy Permit on Jacobs Road until March 2016, seconded by Clifton Baldwin; motion carried unanimously.
- **Bingo License-** It has come to the Twp’s attention that because we do not hold a bingo license, the use of our building and bingo machine is illegal. Attorney Bupp will draft a contract so we may ask the Lions to buy our bingo equipment. This will allow for the

Lion's to continue to hold bingo as well as to allow other bingo license holders to have bingo's here as well, but only through the Lions.

- **Balls are not allowed to be brought into the community center from an outside organization- as this is illegal.**
- Brad Smith made a motion to use the \$100.00 donation from the Lion's to put towards the purchasing of new tables, seconded by Kent Heffner; motion carried unanimously.
- Brad Smith made a motion to pay for the new CAT Grader out of the Money Market Fund, seconded by Clifton Baldwin; motion carried unanimously.
- Brad Smith made a motion to refund Mt. Zion Baptist Church (FM-50A) their real estate taxes for tax years 2013, 2014, and 2015 in the amount of \$17.37, seconded by Clifton Baldwin; motion carried unanimously.
- Brad Smith made a motion to approve two waivers for septic pumping for District 2, seconded by Clifton Baldwin; motion carried unanimously.
 - Waivers are for:
 - George Frey at 307 Middle River Road, Brogue- He had his septic pumped out on October 15, 2014 and district one started in 2015.
 - Cynthia Jamison at 10558 Pickel Road, Felton- She has just built a new house so there would be no sludge to pump.

PUBLIC COMMENT:

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 8:48 p.m.

Respectfully submitted,

Danielle N. Dehoff

Danielle N. Dehoff, Secretary/Treasurer