

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

**MEETING DAY AND TIME:** September 12, 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: Engineer Grant Anderson, Zoning Officer Jeffrey Koons, and Solicitor Timothy Bupp.

Absent:

**APPROVAL OF MINUTES:**

- Brad Smith made the motion to approve the minutes of 8/8/16 as written, seconded by Clifton Baldwin, motion carried unanimously.

**NEW BRIDGEVILLE FIRE CO:**

Ronald Witmer reported that there were 17 calls in the month of August.

**FELTON FIRE CO.:**

No one present.

**SYCEMS:**

YCSEMS reported that there were 128 calls in the month of August with 31 of them being in the Township. Other items reported:

**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).
  - Bradley Smith made the motion to approve the plan pending payment of all fees. Seconded by Clifton Baldwin, motion carried.
- **Holtwood LLC, Parcel #3Y: Submitted by Talen Industries.**
  - Subdivision will consist of dividing 68.5 acre lot into an 18.3 acre stand alone lot (in which case contains an existing dwelling) and a 50.2 acre lot to be joined with York County.
  - No road frontage but has walking path and boat ramp.
  - No construction proposed
  - All four dwelling rights will be forfeited
  - Bradley Smith made the motion to table the plan. Seconded by Clifton Baldwin, motion carried.
- **Grant Anderson – New Bridgeville Road**
  - A waiver from the requirement of Section 705.a (minimum street widths).
  - Adopt planning module Resolution 2016-08.
  - Bradley Smith made the motion to adopt the resolution and to conditionally approve the plan. Seconded by Clifton Baldwin, motion carried.

**PUBLIC COMMENT:**

- Lori Heffner inquired about putting a winery facility in an existing chicken house located on her property. The Zoning Officer will evaluate and research with regards to which section of the Zoning Ordinance applies to this use.
- Barrie Raver inquired about purchasing a .15 acre triangle on Manor Furnace Road as an add-on to their property. Atty. Bupp stated that subdivision is the proper method but expensive and recommended that they lease from the property owner.

**ZONING OFFICER'S REPORT:**

- Contacted Remax about a property on Stamper Road listed as two dwellings. However, only one dwelling is allowed and one allowed for storage.

**ROADMASTER'S REPORT:**

- Broomed and surface treated (tar & chip) all township roads.
- Guide rail was installed two weeks ago on the Fake Road arch pipe project. Job is complete.
- Graded and stoned dirt roads.
- The new culvert pipe on Rockey Road and the end of Jamie Court were paved.
- Placed a PA One Call on Duff Hollow arch pipe project. Tentative starting the end of this week or beginning of next week. Rebar will be delivered middle of next week.
- Equipment Update:
  - 1989 Ford Dump Truck ó hydraulic hoist and linkage broke while surface treating Hilltop Road. It was disassembled and set the parts for repair to a machine shop in Craley. What parts cannot be salvaged will have to be replaced. The cylinder rod snapped off and will need replaced.

**ENGINEER'S REPORT:**

- Subdivision & Land Development Plan Reviews:
  - Barley Farms (13845 Ted Wallace Road) ó Tabled. Time Waiver extension to 10/31/16.
  - Adam Shearer ó Swine Operation ó The bond was reduced by \$29,409.50 leaving a balance of \$45,720.50.
- Old Business:
  - Kent and Grant met with CORE Design Group on August 24 to discuss the results from the feasibility study. During the meeting, CORE provided the township with an updated building plan, a Proposal for CORE and their subconsultants to prepare construction drawings (including MEP), bid specs, and construction phase consultation.
  - The estimated budgets are as follows:
    - Engineering Design and Construction Consultation - \$26,000.00
    - Building Construction (shell & slab) - \$75,000.00
    - Building Options (i.e. insulation, stairs, ridge vent, etc.) - \$28,000.00 to \$70,000.00
    - MEP (equipment and installation - \$200,000.00
    - Total Estimated Budget - \$370,000.00 to \$390,000.00

**SOLICITOR'S REPORT:**

- Nothing new to report.

**CORRESPONDENCE/COMMUNICATION/OTHER BUSINESS:**

- Nothing new to report.

**PUBLIC COMMENT:**

- No Comment.

**SALARY:**

- Bradley Smith made the motion to set an hourly rate of \$20.00 for Brenda Gohn, temporary secretary. Seconded by Kent Heffner, motion carried.

**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:**

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

Respectfully submitted,

Brenda C. Gohn,  
Temporary Secretary

Minutes typed as taken by Jeffrey Koons.