

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

MEETING DATE AND TIME: April 10, 2017, 7:00 p.m.

Kent Heffner opened the Chanceford Township Board of Supervisors meeting at 7:00 p.m. in the Community Building, 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 Clifton Baldwin and Member Bradley Smith.

Others present: Solicitor Timothy Bupp, Engineer Grant Anderson, Zoning Officer, Jeffrey Koons and Acting Secretary Brenda Gohn.

APPROVAL OF MINUTES:

Clifton Baldwin made a motion to approve the minutes of March 13, 2017 as written. Seconded by Brad Smith, motion carried unanimously.

NEW BRIDGEVILLE FIRE CO:

Chief Ron Witmer reported that there were 15 calls and 4 were medical in March.

YORK COUNTY SOUTHERN EMS, INC. REPORT:

Laura Taylor, of York County Southern EMS, Inc., stated there were 150 calls and 27 were in Township.

SUBMISSION/LAND DEVELOPMENT PLANS:

DOLLAR GENERAL STORE SUBDIVISION AND LAND DEVELOPMENT PLAN:

Michael Lusaitis, E.I.T, of Steckbeck Engineering and Surveying, Inc., submitted copies of this plan and submitted proof of the Department of Environmental Protection (DEP) approval for their NPDES permit for Stormwater Discharges Associated with construction activities from Brogue Dollar General to EV wetlands and South Fork Otter Creek and signed by the Board. The planning module has been approved by DEP. Grant Anderson reviewed all the comments from his review and the York County Planning office.

Bradley Smith made a motion to approve the Dollar General Store Subdivision and Land Development Plan with the Planning Module, following waivers and deferred condition:

1. Waiver from SALO Section 501.c which requires existing conditions to be shown on the entire property.
2. Waiver from Section 712.d which limits the change of slope to <10% within 20 feet of an adjoining property. Justification provided that the adjoin property owners are approving the design when the plans are signed.
3. Waiver from the requirement to provide street trees per Section 811.
4. Waiver from the SWMO 308.C.1.j. which requires fencing around the proposed stormwater management basin.
5. Justification was provided to the Board arguing that a special exception for the number of employees the retail facility will employ is not required. The Board concurred.
6. Defer Section 601.g to set property corners before the recording of the plan until after construction and there would be a condition for Commonwealth Code Inspection Services, Inc. to inspect after completion of the store prior to issuance of an Occupancy Permit.

Seconded by Clifton Baldwin, motion carried unanimously.

PUBLIC COMMENT:

Grace McWilliams of 13248 Manor Furnace Rd stated the stormwater runoff near her house is causing the bridge to flood due to the blocked drainage areas. She showed video and pictures and requested the Board to find a solution to this flooding problem. Grant Anderson and Kent Heffner stated they would visit the property to see if the township could submit an application to dirt and gravel for grant funds for a repair.

ZONING OFFICER'S REPORT:

Jeff Koons stated a buyer wanted to purchase 4 acres of property at Whispering Pines for a shooting range. He stated once the buyer found out how close the property was to other residents he decided not to buy the property.

Jeff Koons stated he sent out two trash violation notices.

Brad Smith stated he was contacted by a resident of a complaint that an apartment had been created at 1460 New Bridgeville Rd. Jeff Koons stated that he had sent violation letter to the owner of this property and a site visit was conducted. At the site visit he confirmed that the only work that had been done was the relocation of a plumbing for a bathroom which was permitted by Commonwealth Code Inspection Services, Inc.

Roxanne Hoff of 12445 Canning House Rd called and is interested in a mother in law quarters by renovating an existing spring house. Jeff Koons will provide her the requirements.

ROADMASTER'S REPORT:

Kent Heffner reported:

- March snow storm - The road crew got through the storm without any broken equipment. The pay loader and grader were out with plows on them. All dump trucks were also operating.
- Stoned all the dirt roads after the storm.
- Replaced 60 feet of culvert pipe on Reeds road.
- Finishing up Duff Hollow bridge project by the end of April 14, 2017.
- 300 feet pipe was delivered last week for Cramer road project. The project can be started once Monarch finishes up the boxes.
- All truck components are ordered and the Mack truck is being built. Kent met with Mack and MJR (the upfitter) to go over all aspects of the new truck.
- Noted the School Zone Flashing signs in front of Red Lion Area School District will be removed and the township will have to sign off on the permit to delete service. The flashers need removed because there is no need for students to cross the roadway.

ENGINEER'S REPORT:

Grant Anderson stated PENNDOT will be paving Route 74 this summer from Felton Main Street Extended continuing to the square of Red Lion.

SOLICITOR'S REPORT:

No report.

CORRESPONDENCE/COMMUNICATIONS/BUSINESS:

Brad Smith asked if the CPA advertised audit report. Tonya Jackson answered she would find out who is responsible for the advertisement.

PUBLIC COMMENT:

No comment.

APPROVAL OF BILLS:

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

ADJOURNMENT:

Clifton Baldwin made the motion to adjourn the meeting; seconded by Kent Heffner, the meeting adjourned at 8:30 pm.

Respectfully submitted,

Tonya L. Jackson, Secretary-Treasurer