

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

**MEETING DATE AND TIME: August 14, 2023 7:00 p.m.**

Eric Bacon opened the Chanceford Township Board of Supervisors meeting at 7:00 p.m. in the Community Building, 33 Muddy Creek Forks Rd., Brogue, PA. He led those in attendance in the pledge to the flag.

Members present: Eric Bacon Chairman, Vice-Chairman Kent Heffner, Bradley Smith

Others present: Attorney Tim Bupp, Grant Anderson Engineer, Leah Geesey

Eric Bacon announced there was an Executive Session held prior the August 14<sup>th</sup> meeting to discuss employee matters. And there was an Executive Session held on July 19<sup>th</sup> to meet with Mula to discuss building updates.

**APPROVAL OF MINUTES:**

Bradley Smith made a motion to approve the minutes from the Board of Supervisors meeting on July 10, 2023 as written. Seconded by, Kent Heffner motion carried unanimously.

**NEW BRIDGEVILLE FIRE CO:**

Ronald Witmer stated in July there were a total of 21 calls in the Township, 11 were medical. Upcoming fundraisers – Gun Raffle, Community Day/Open House scheduled for August 26th.

DCNR/ New Bridgeville ball fields still in processes. Tim Bupp presented a 90 extension for the Contract with New Bridgeville Fire Company. Keith Neff asked the board if they will consider assistance with the interest charges that the Fire Company has and will occur until this is finalized.

**ALLIANCE FIRE & RESCUE SERVICES:** No Report

**SOUTHERN YORK COUNTY EMS, INC. REPORT:**

John Eaton stated in there were a total of 139 calls, 36 calls in the Township, received mutual aide 8 times, gave a mutual aide 18 times. John gave an update on staffing, it is improving, they have 8 staff total waiting for various clearances. They are in need of 3 full time staff. Pig and Bull Roast fundraiser is August 26<sup>th</sup> at Honeysuckle Ridge.

Eric Bacon asked if SYCEMS is 1<sup>st</sup> due Hartford County in 6 call boxes? John confirmed that SYCEMS is not 1<sup>st</sup> due, but if SYCEMS is near they will be called, and MD units will come up to PA to assist.

**YORK ENERGY STORAGE: (Cuff's Run)**

Tim Bupp stated the York Energy Storage (YES) submitted an updated primarily permit application on August 20<sup>th</sup>. Nothing is showing on docket. Kent Heffner stated the residents are

seeing Engineering trucks from USIC on their properties. Tim Bupp stated YES has no legal right to be on resident's private property.

**BUILDING CODE / ZONING REPORT:**

Kevin Hertzog was present and gave an update regarding 2705 Delta Road - pole barn is done. 105 Walker Road- structural issues he is waiting for an update from the engineer and resident.

York County Area of Aging called Kevin regarding a property in the Township and requested that Kevin post the property.

Lisa Thompson has replaced Lexi at DCCS and he has 2-part time helpers. Kevin is looking to hire 2 inspectors.

There was discussion regarding the \$200 deposit for zoning and building permits, Per Tim Bupp this is an internal process and does not need advertised.

No report was received from South Penn Code, as of today the last billing received was in May.

Kent Heffner asked if there are any updates regarding the property on Furnace Road and the property on Laurel Road.

**PUBLIC COMMENT:**

Tom Burchett asked what is the Township's ordinance for grass and weeds and what does it state? There are 2 lots on Warner Road that need mowed. Brad Smith will contact David Marshall to have it mowed.

**SUBMISSION/LAND DEVELOPMENT PLANS:**

Maple Spring Farms Partnership (13895 Wolf Road)-Proposing to subdivide existing house with 1.992-acre lot and requesting Non-Building Waiver.

Tom Burchett was present to review and discuss the what the Planning Commission reviewed at the July meeting. The Planning Commission tabled the plan until the parcel history/dwelling rights were verified. And the Supervisors reviewed the request for Planning Exemption for sewage planning.

Tom Burchett stated the building rights have been verified by Tim Bupp.

Stacy Burchett stated that Lee Fairecloth sent the sewage module to Carrie Wilt at DEP and Carrie Wilt stated it was done in other Townships and could be done. Grant Anderson stated that was correct, however the Township adopted a Resolution for all Non-Add on Lot Subdivision Plans are required to do sewage planning. Grant Anderson confirmed with Carrie Wilt that because Chanceford Township requires nitrate testing they cannot accept the Planning Exemption it will have to go through the component 2 Planning Module process.

Tom Burchett stated the nitrates came back at 11. There was discussion on other options such as a denitrification system and retaking water tests. Tom asked if he can list the property for sale if he lists it as pending sub-division approval, that would be up to Tom if he lists the property.

Tarry Bratton – 2061 Burkholder Road SD Plan to create 2 lots along Burkholder Road

Tarry Bratton was present to review and discuss what the Planning Commission reviewed at the July meeting.

John Shanbarger stated after further review the Planning Commission recommends allowing Tarry Bratton to transfer 2 building rights from property from Canning House Road to the Burkholder Road property. John stated the Transfer of Dwelling Rights (TDR) needs reviewed in the current ordinance.

The Supervisors are ok with the transfer of 2 dwelling rights.

Eric Bacon made a motion to adopt Resolution 2023-8 for plan revision for new land development for Tarry Bratton. Seconded by, Bradley Smith motion carried.

A letter of awareness was sent to Penn Dot regarding the driveway permit, Grant Anderson will send an updated letter to Penn Dot.

St. James Cemetery Final Subdivision Plan-

Grant Anderson reviewed an email with Carrie Wilt (DEP) regarding the denied Planning Module, and updated new resolution is needed. Eric Bacon made a motion to adopt Resolution 2023-7 for plan revision for new land development for St. James Cemetery. Seconded by, Bradley Smith motion carried.

Rutter's Preliminary / Final Land Development Plan

Tim Bieber gave an update regarding the sewage planning 602.C. Per email, Keith Hunnings does not have an objection to it. His only concern is if somehow the lots were to be separated another user could not claim the sewage flows twice for that lot. Rutter's will place a note on the plan, stating any additional improvements to Lot 1 require Township approval and sewage planning approval as necessary. Fees must be paid. Plan will be presented at the September meeting for final approval.

Jacob Stoltzfus Final Subdivision Plan-

Stormwater Installed and inspected by SDC; Still holding Surety until As-Built Plans are submitted and approved by SDC. The property deeds still need recorded.

## **ENGINEER'S REPORT:**

**Shoff Road** – Project #2 (23-24) (Widening) \$146,835.60 - Grant Anderson will re- submit

Project #3 (FDR / Paving) (24-25) = **\$387,638.70** + \$483,305.00 = \$870,943.70

**Cramer Road** – Applied for \$60,120.00 to resurface roadway with DSA and pave 500 ft. from Stamper Road to woods line.

**Shaw School Road**- Supervisors asked the status of Shaw School Road, The Township has the funding. The Township needs to have trees and bushes removed from adjoining property.

**Dwelling Right Determination** – Application and Deliverable drafted

Eric Bacon made a motion to adopt Resolution # 2023-9 A policy that Site Design Concepts determine the Dwelling Rights at \$135.00 per hour billable to requestor. Seconded by, Kent Heffner motion carried.

Grant Anderson stated that Community Development Block Grant Program (CDBG) funding is available to receive funding for planning, updating Ordinances. Site Design is willing to work with the Township to apply for funding and update the Zoning Ordinance. John Shanbarger stated the Planning Commission will be holding weekly workshops to work on updating the Zoning Ordinance. The Supervisors would like Grant Anderson to review the actual cost/ requirements of the grant application process.

Kent Heffner asked if the Local Share Account Category 4 Facilities Program Grant is still available.

#### **MULA GROUP/ BUILDING RENOVATION:**

Kara Stager from Moser Roofing Solutions gave a review of the recent roof inspection. It is Moser Roofing Solutions recommendation that the entire roof be replaced at an estimate cost of \$579,386.00. This information will be given to the Mula Group. Moser will have to go through the bidding process when it begins.

#### **ROADMASTER’S REPORT:**

Kent Heffner gave the following report:

We had to take the remainder of our salt contract. We had to take the anti-skid out in order to fit all the salt in.

The road crew have been cutting trees and brush from the storm damage and grading and repairing damage from the recent storm.

The road crew has been cutting shoulders, grading and rolling dirt roads.

Ronnie Witmer has been mowing and boom mowing.

The road crew began grading and widening Cramer Road to prepare for blacktop and DSA.

We received 1000 tons of washed #8 to get ready to surface treat roads.

Equipment and Grounds:

New roller is running and works like it should.

New Mack running well and works like it should.

The broom keeps blowing the seals out of the rebuilt motor. It has been back twice to be repaired, the last time they tested it under 700 psi and it never blew out, they are saying the problem is our loader, Kent has scheduled Cleveland Brothers to check the pressures.

The Athey belt loader has an injector pump issue, and is at Diesel Pro to be rebuilt.

The 2001 Mack at Truck Specialty only has one frame rail in and they have started pulling

The Township received information from Stephenson Equipment regarding a grant for equipment. After reviewing, The Ordinance would require several changes with yard waste, burning, in order to be compliant with Act 101 and qualify for a 902 Grant. At this time the Supervisors are not interested in applying for the Grant.

A resident inquired if the Township has a place for the trees and branches from the recent storm. The Township is working with York County for a solution.

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

Tim Bupp reviewed a letter received from C&G LP, regarding parcels on Stamper and Delta Roads. They are proposing that these properties be allowed to be developed for more than 2 building rights. The Supervisors denied the request and asked Tim Bupp to send a letter.

#### **PUBLIC COMMENT:**

Amos King was present and stated the building done, he still has to remove several buildings. The Supervisors agreed to give him until September 4<sup>th</sup> to complete and the 1 dog pen can stay. South Penn Code will verify the work is done.

#### **CORRESPONDENCE/COMMUNICATION/NEW BUSINESS:**

The Supervisors reviewed the rates from Peoples Bank for money market and CD accounts. Monies will be moved into a money market account with Peoples Bank.

York County Association of 2<sup>nd</sup> Class Townships Convention will be held on Oct 25<sup>th</sup> at Heritage Hills.

The Township received letters from Talkie Communications and Comcast stating they are applying for Broadband funds in the Chanceford Township area.

Eric Bacon made a motion as to adjust employee wages as discussed in Executive Meeting held on August 14<sup>th</sup>. Seconded by, Bradley Smith motion carried.

**APPROVAL OF BILLS:**

Eric Bacon made the motion approve the payment of all of the bills in the manner approved by law. Seconded by, Bradley Smith motion carried.

**ADJOURNMENT:**

Bradley Smith made the motion to adjourn the meeting. Seconded by, Kent Heffner the meeting adjourned at 10:10 pm.

Respectfully submitted,

Leah R. Geesey

Secretary-Treasurer