

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

MEETING DATE AND TIME: July 14, 2025, 7:00 p.m.

Bradley Smith 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: Vice-Chairman Bradley Smith, Eric Bacon

Members absent: Chairman Kent Heffner due to flooding

Others present: Leah Geesey Secretary, John Wilson, Solicitor, Grant Anderson, Engineer

APPROVAL OF MINUTES:

Eric Bacon made a motion to approve the minutes from the Board of Supervisors meeting on June 9, 2025, as written. Seconded by Bradley Smith, motion carried unanimously.

NEW BRIDGEVILLE FIRE CO: No Report

ALLIANCE FIRE & RESCUE SERVICES:

Bradley Smith stated in June there were 83 total calls, 8 were in the Township,

SOUTHERN YORK COUNTY EMS, INC. REPORT:

Bradley Smith stated in May there were a total of 165 calls, 54 were in the Township, received mutual aid 9 times, gave mutual aid 26 times.

YORK ENERGY STORAGE: (Cuff's Run)

John Wilson, no major changes there has been some activity regarding the appeal that was filed. And he will continue to monitor the docket.

PP&L SUB STATION:

John Wilson is working on a draft for the road maintenance and bond agreement. Eric Bacon asked if the Township could request that the lot can be mowed, as it is overgrown. Leah Geesey will contact Kelly Palmer.

BUILDING CODE / ZONING REPORT:

The monthly reports were distributed to the Supervisors. Zoning Report 19 permits were received and 19 issued 0 in process. An update was given on current pending issues.

The following Zoning Hearings have been scheduled:

July 22nd - Integrated Consulting, Special Exception Solar Energy System 2161 Delta Road

August 21st -Mt. Zion Baptist Church, Special Exception and two Variances 51 Muddy Creek Forks Road.

Ed Kuehne was present to discuss a possible cartway waiver at 2280 Delta Road. After discussion it was suggested that Mr. Kuehne uses a 25- foot easement and a 16-foot stoned cartway that does not require a waiver from the Supervisors. He will need a driveway/road maintenance agreement, and it will need to be recorded, and a minimum use driveway from PennDOT.

Attorney Christin Miller and Dave Gemmill were present to discuss their Zoning Hearing Application, regarding the outdoor storage variance, for D.E. Gemmill current business operation. Attorney Christin Miller, they have asked for an continuance and wanted to discuss in person what they are looking for. He suggested a text amendment to the Zoning Ordinance regarding outdoor storage. Dave Gemmill stated he has been in the Township for over 30 years and wants to stay in the Township. He has been a supporter of the local community programs. He is not just proposing this for his business, but for other small businesses that are in and are coming into Township. There was discussion regarding the previous Zoning Hearings decisions. And the concerns regarding the AG district vs Commercial district, parking and the current septic system. Attorney Miller will provide John Wilson, the Planning Commission and Supervisors with an example text amendment for review and if the Township adopted a text amendment regarding outdoor storage, they would not need a variance from the Zoning Hearing Board. Mr. Gemmill stated the contractors/outdoor storage ordinance needs updated to meet current business owner's needs.

Henry Esh was present to ask the Supervisors for a Section 503 Hardship Permit located at 1535 Crawford Rd. Mr. Esh would like to place a second home with a basement, and at the end of the hardship, he will remove the kitchen interior walls and disconnect the sewer, it will be used as a storage, shop area. Jeff Koons has met with Mr. Esh and has recommended approval of the hardship. Bradley Smith made a motion to approve the request for the hardship permit with the condition that he contacts Keith Hunnings for approval the septic, he will need a building permit and that he has 90 days to remove the kitchen and disconnect the sewer and convert to storage after the hardship has ended. Seconded by, Eric Bacon motion carried unanimously.

PUBLIC COMMENT:

Bruce Miller stated regarding a text amendment to the Zoning Ordinance would affect more properties than just DE Gemmill's, the Township should think about enforcement for compliance.

SUBMISSION/LAND DEVELOPMENT PLANS: None

ENGINEERS REPORT:

GHI Engineers and Surveyors (GHI) conducted a site visit to assess the condition of the site and status of the proposed improvements. Based their findings during the site visit, GHI recommends that the Chanceford Township Board of Supervisors release the remaining financial security. Eric Bacon made a motion to approve the release of the remaining surety in the amount of \$27882.63 for Jordon Hoover. Seconded by, Bradley Smith motion carried unanimously.

GHI Engineers and Surveyors (GHI) conducted a site visit to assess the condition of the site and status of the proposed improvements. Based on their findings during the site visit, GHI recommends that the Chanceford Township Board of Supervisors release the remaining financial security, \$4399.00 with the condition that Rutters maintains the site BMP's, including the Inlet Filter Bags, in accordance with the manufacturer's recommendation and agrees to allow the Township to confirm proper maintenance with annual site visits. Further, Rutters agrees to reimburse the Township for the costs associated with the Annual Inspections. Eric Bacon made a motion to approve the release of the remaining surety in the amount of \$4399.00 with the condition stated above. Seconded by, Bradley Smith, motion carried unanimously.

Road Projects:

Received the clearance letter for Warner Road, and it has been resubmitted to DEP.
Fenmore Road – project has been awarded in the amount of \$203,050.00

ROADMASTER'S REPORT:

Eric Bacon made a motion to purchase the Caterpillar 275 HF from Cleveland Brothers in the amount of \$104,5000.00. Seconded by, Bradley Smith motion carried unanimously.

SOLICITOR'S REPORT:

Uhrig Construction has completed the roof repair.

John Wilson re-served the complaint and a new judgement/lien on property has been filed for the McKinley Property at 401 Rockey Road

John Wilson gave an update for the G&G Family Limited Partnership- The Court sustained the Township's preliminary objections which were filed on March 11, 2025, and G&G Family Limited Partnership can file an amended complaint within 20 days. The Court also sustained YCPC's preliminary objections to G&G's amended complaint. Attorney Malone contacted John Wilson and stated instead of appealing the court's decision, they would be willing to pay the cost of the dwelling right determination if the Zoning Officer adopts the engineers' findings as a Zoning Officer Determination for the dwelling rights. The Supervisors

have authorized the Township Engineer issue the dwelling right determinations and the engineer's findings are authorized and official from the Township.

PUBLIC COMMENT: none

CORRESPONDENCE/COMMUNICATION/NEW BUSINESS:

The New Bridgeville Recreation area parking needs to be addressed with the increased number of ball teams.

Bradley Smith made a motion to adopt Resolution 2025-5 a Resolution filing a formal application and business plan for the Redevelopment Assistance Capital Program Grant (RACP) in the amount of \$1,000,000.00 for the Chanceford Township Municipal Community Building Project. Seconded by, Eric Bacon motion carried unanimously.

Bradley Smith made a motion to purchase window blinds for the coffee chatter and second office windows. Seconded by, Eric Bacon motion carried unanimously.

APPROVAL OF BILLS:

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

ADJOURNMENT:

Bradley Smith made the motion to adjourn the meeting. Seconded by, Eric Bacon the meeting adjourned at 9:25 pm.

Respectfully submitted,

Leah R. Geesey

Secretary-Treasurer