

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

MEETING DATE AND TIME: June 8, 2026 7:00 p.m.

Kent Heffner 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: Chairman Kent Heffner, Vice-Chairman Bradley Smith, Lawrence Hare

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

APPROVAL OF MINUTES:

Bradley Smith made a motion to approve the minutes from the Board of Supervisors meeting on May 11, 2026, as written. Seconded by Lawrence Hare motion carried unanimously.

PA STATE POLICE - no report

NEW BRIDGEVILLE FIRE CO: Ron Witmer stated in May they had 32 calls, 14 medical. Upcoming pulled pork fundraiser is on Saturday.

ALLIANCE FIRE & RESCUE SERVICES:

Tyler Burkins stated in May they had 106 total calls, 12 in the Township, 7 medical. The new engine has arrived and is being upfitted. Upcoming Gun Raffle in September.

SOUTHERN YORK COUNTY EMS, INC. REPORT:

Kent Heffner stated in April there were a total of 154 calls, 57 were in the Township mutual aid was received 7 times. The contract presentation will be held on Wednesday, June 24th at 7pm at the Airville Fire Company, Kent Heffner will attend for the Township.

YORK ENERGY STORAGE: (Cuff's Run)

John Wilson gave a brief update, Oral argument has been scheduled for June 30th. John will continue to monitor the docket.

PP&L SUB STATION:

No updates. Kent Heffner noted that Sechrist Road was damaged and several stop signs have been damaged, Grant Anderson will log the information..

BUILDING CODE / ZONING REPORT:

The monthly reports were distributed to the Supervisors. Zoning Report 21 permits were received and 21 issued 0 in process. The complaints and pending issues were reviewed.

Kent Heffner is receiving daily calls regarding 2705 Delta Road, he will contact Jeff Koons regarding recent scheduled District Magistrate Hearing.

Mitch Brittain was present; he lives at 2945 New Bridgeville Road and there is a vacant lot to the left of his home. He has filed several complaints with Jeff Koons and has not had any satisfactory results. He is concerned with ticks and rodents and his dog and treating his yard. He requested the Township have the property owner maintain the property, it was mowed recently. The Supervisors will direct Jeff Koons to check the property every few weeks.

PUBLIC COMMENT: None

SUBMISSION/LAND DEVELOPMENT PLANS: None

ENGINEER'S REPORT:

Stephen Fisher SWM Site Plan – SWM Site Plan to construct a 2,400 sf barn, a 480 sf carriage shed, gravel area, and SWM Structures (Infiltration Berm and Stone Bed) on 2679 Old Forge Road. Waiver requested from Section 308.C.1.c – 4:1 basin side slopes. Since low maintenance seed mix spec is proposed, Waiver approved. Sewage Planning module for new dwelling has been APPROVED by PA DEP and SWM Site Plan for new dwelling has been submitted and reviewed.

Kent Heffner made a motion to approve the Stephen Fisher SWM Site Plan for the new dwelling. Seconded by Bradley Smith motion carried unanimously. A final bill for the fees will be sent to Mr. Fisher.

Stephen Beiler SWM Site Plan – The SWM Site Plan was conditionally approved on November 13th, 2023 along with 2 waiver requests. *Recorded January 5, 2024 in Plan Book 2811; Page 6349.* In February 2026, Chanceford Township released all but \$7,500 of the security to address the swale erosion issue. GHI completed an inspection on May 19, 2026 and found the swale erosion has been addressed and recommends release of all remaining financial security in the amount of \$7500.00.

Bradley Smith made a motion to release the remaining \$7500.00 financial security for Stephen Beiler SWM Site Plan. Seconded by Kent Heffner motion carried unanimously. A final bill for fees will be sent by the Township to Mr. Beiler.

Jere Hoover SWM Site Plan for new Poultry Operation: Mr. Hoover is constructing a new poultry operation at 3147 Glen Allen School Road on a 53.37 acre parcel. On June 3, 2026, GHI completed a site inspection and recommends to release a portion of the financial security in the amount of \$94,505.63 retaining \$88,788.37 in escrow.

Kent Heffner made a motion to release a portion of the financial security in the amount of \$94,505.63 retaining \$88,788.37 in escrow for Jere Hoover SWM Site Plan for new Poultry Operation. Seconded by Lawrence Hare motion carried unanimously. A final bill for fees will be sent by the Township to Mr. Hoover.

Douglas Seitz (Scout Camp Road) Enforcement Update – Grant Anderson met with Mr. Seitz, GLBA, and Attorney Andy Herrold on May 19th to review subdivision process to

compliance. As a result, we established several milestones with deadlines for required updates to the Township:

- Friday June 19, 2026 – Results of Water Testing and response for DEP on type of Module that will be required.
- Friday July 17, 2026 – Results of Soil Testing by SEO to Township
- Friday August 1, 2026 – Submit Final Subdivision Plan to Township

Rec Property Parking Lot – UPDATE: Post Construction Stormwater Management design 75% complete. Conducted Soil Testing June 3rd. Due to DEP's updated regs, we needed more test pits to meet their requirements of 2 per BMP and 1 per 40,000 S.F. of project area, but all results were suitable for infiltration structures. Need to setup Pre-Application Meeting with YCCD to confirm NPDES Permit approval process. We are trying for the Stream-lined approval process. PNDI returned Bog Turtle. Working on clearances, stormwater design, and NPDES Permit forms.

Chanceford Crossings: Storm Structure Investigation and Pond Outfall Repairs. Township contacted Chanceford Crossings, Inc. with informal notice to fix issues. Grant Anderson will contact owner, as CGA has a conflict of interest.

ROADMASTER'S REPORT:

Kent Heffner gave the following report:

The road crew has been prepping Fenmore Road for paving. All cross pipes have been installed, and paving will begin this week. DSA will not be ready until July.

Two trees were taken down on Scout Camp Road to prepare for the large culvert pipe and headwalls.

Mowers are running most days unless help is needed on Fenmore Road.

Stephenson Equipment repaired a broken shaft on the paver.

SOLICITOR'S REPORT:

Bradley Smith made a motion to adopt Ordinance 2026-3 AN ORDINANCE OF CHANCEFORD TOWNSHIP, YORK COUNTY, PENNSYLVANIA, REGULATING PARKING ON CERTAIN TOWNSHIP ROADS AND IMPOSING PENALTIES FOR THE VIOLATION OF THOSE REGULATIONS. Seconded by Lawrence Hare motion carried unanimously.

John Wilson is working with Felton Borough's Solicitor regarding the signage on Runkle Road.

G&G Family Limited Partnership, The Township and the Zoning Hearing Board will submit a joint brief.

John Wilson is working on integrating the Data Center Ordinance and other stand alone Ordinances with the Zoning Ordinance.

PUBLIC COMMENT:

June Ellis asked what the requirements are to be exempt from the septic pumping? Kent Heffner stated if they are a single homeowner and a resident request an exemption the Board can approve the exemption.

CORRESPONDENCE/COMMUNICATION/NEW BUSINESS:

Kent Heffner continued the discussion regarding the septic pumping requirements and the ACT 537 Plan from DEP. The Board requested that Grant Anderson send a letter to DEP to modify the ACT 537 Plan in regard to testing for subdivisions and septic pumping requirements.

Septic Pumping exception requests – The Supervisor approved the following waivers for 1326 Furnace Road and 2897 New Bridgeville Road and 2210 Jacobs Road.

There was a discussion regarding the employee contribution towards Health Insurance. Lawrence Hare stated the following increase

Employee	\$30.00 weekly	Employee/Spouse	\$60.00 weekly
Employee/Child	\$50.00 weekly	Employee/Family	\$70.00 weekly

Bradley Smith tabled this discussion until a later meeting.

The Township received Liability/Auto Insurance renewal for 26-27 \$45235.17 \$3206.19 increase.

APPROVAL OF BILLS:

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

ADJOURNMENT:

Bradley Smith made the motion to adjourn the meeting. Seconded by Lawrence Hare the meeting adjourned at 8:15 pm.

Respectfully submitted,

Leah R. Geesey

Secretary-Treasurer