

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

MEETING DATE AND TIME: May 11, 2026 7:00 p.m.

Kent Heffner announced an executive Session was held at 6:30

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 April 13, 2026, as written. Seconded by Lawrence Hare motion carried unanimously.

PA STATE POLICE - no report

NEW BRIDGEVILLE FIRE CO: Ron Witmer stated in April they had 35 calls, 12 medical.

The chicken BBQ sold out.

ALLIANCE FIRE & RESCUE SERVICES:

No Report –

Kent Heffner shared the Notice of Withholding of the State Aid and Rule To Show Cause letter received from the Auditor General regarding the recent audit and non-compliance.

SOUTHERN YORK COUNTY EMS, INC. REPORT:

Kent Heffner stated in March there were a total of 179 calls, 58 were in the Township mutual aid was received 19 times. SYCEMS is working on the contract renewal, John Wilson reached out to SYCEMS for a draft copy of the new contract.

YORK ENERGY STORAGE: (Cuff's Run)

John Wilson gave a brief update, a June 30th deadline has been set.

PP&L SUB STATION:

Grant Anderson gave a brief update. Grant Anderson and Kent Heffner had a Teams meeting with PP&L, regarding a timeline for Game Club Road, repairs have begun, The Township will continue to monitor.

LUCKY ROAD:

Grant Anderson stated he spoke to Jeannie Collins and Wendy Fink and Llyod Smuckers Offices regarding a recent letter from Penn Dot regarding Jeannie Collins home being in the floodplain. Grant Anderson is waiting on the full reports to review, it looks like the home is currently in the floodplain.

BUILDING CODE / ZONING REPORT:

The monthly reports were distributed to the Supervisors. Zoning Report 18 permits were received and 18 issued 0 in process. The complaints and pending issues were reviewed.

Bradley Smith asked for clarification on the classification of a Sawmill in our Zoning Ordinance.

PUBLIC COMMENT: None

SUBMISSION/LAND DEVELOPMENT PLANS:

Final Subdivision Plan for New Harmony Church – Church is proposing to subdivide the existing cemetery from the existing 7.75 acre Property, created a 2.20 acre cemetery lot and 5.55 acre residual church lot.

Plan was reviewed by the Planning Commission who recommended approval of the plan and 3 waivers which include:

1. Section 502.a – Water and Sewer Feasibility Study
2. Section 602.c – Sewage Facilities Planning Module
3. Section 705 – Dedicating Right-of-Way

If waivers are approved, recommend Approval of Plan with the condition that all fees are paid, Non-Building Declaration is sent to DEP, and deeds are provided to the Township within 90 days of plan recording.

Bradley Smith made a motion to approve the following waivers; Section 502.a – Water and Sewer Feasibility Study; Section 602.c – Sewage Facilities Planning Module and Section 705 – Dedicating Right-of-Way. Seconded by Lawrence Hare motion carried unanimously.

Kent Heffner made a motion to conditionally approve the Final Subdivision Plan for New Harmony Church with the conditions that all fees are paid, Non-Building Declaration is sent to DEP, and deeds are provided to the Township within 90 days of plan recording. Seconded by Bradley Smith motion carried unanimously.

Final Add-on Lot Subdivision Plan for Flory, Lehr, and Mason – Proposing to consolidate an existing vacant lot with two surrounding properties.

Plan was reviewed by the Planning Commission who recommended approval of the plan and 2 waivers which include:

4. Section 501 – Plan Scale
5. Section 502.a – Water and Sewer Feasibility Study

If waivers are approved, recommend Approval of Plan with the condition that all fees are paid, Non-Building Declaration is sent to DEP, and deeds are provided to the Township within 90 days of plan recording.

Kent Heffner made a motion to approve the following waivers; Section 501 – Plan Scale; Section 502.a – Water and Sewer Feasibility Study. Seconded by Bradley Smith motion carried unanimously.

Lawrence Hare made a motion to conditionally approve the Final Add-on Lot Subdivision Plan for Flory, Lehr, and Mason with the conditions that all fees are paid, Non-Building Declaration is sent to DEP, and deeds are provided to the Township within 90 days of plan recording. Seconded by Bradley Smith motion carried unanimously.

ENGINEER’S REPORT

Rec Property Parking Lot – GHI proceeding with Post Construction Stormwater Management Site Plan with the intent to be ready when stone material from PPL project is being delivered. Staked parking lot corners and SWM Basins for review. PNDI returned Bog Turtle. Working on clearances, stormwater design, and NPDES Permit forms.

Chanceford Crossings: Storm Structure Investigation and Pond Outfall. The Property is owned by the York Water Company, no further action is needed by the Township. John Wilson will contact Chanceford Crossings Inc. in regard to the pond.

ROADMASTER’S REPORT

Kent Heffner gave the following report:

The Road crew is working on the Fenmore Road Dirt and Gravel Project. Two culvert pipes are installed. We had to have a hydra dig contractor to come in and locate seven different electric and telephone wires.

Kent Heffner met with The Lancaster County Conservancy on Friday about the road way back to Eagle View.

The Buyer of the 299 CAT Loader picked it up last week.

Lower Windsor is interested in splitting the purchase of a 2023 road widener for a estimated cost of \$18,000.00, it has low hours and was \$78,000.00 new. Bradley Smith made a motion to split the cost of the road widener with Lower Windsor. Seconded by, Lawrence Hare motion carried unanimously.

SOLICITOR'S REPORT

The Board tabled the Chanceford Crossings Ordinance 2026-3 until the June meeting.

John Wilson is working on integrating the Data Center Ordinance with the Zoning Ordinance.

G&G Family, John Wilson filed a notice of intervention. Kent Heffner made a motion to allow CGA, John Wilson to proceed with a joint brief with the Zoning Hearing Board. Seconded by Bradley Smith motion carried unanimously.

Awaiting the Road Sign agreement from Felton Borough.

PUBLIC COMMENT: None

CORRESPONDENCE/COMMUNICATION/NEW BUSINESS:

Lawrence Hare made a motion to renew/change the employee Health Insurance Highmark to Blue Shield Choice Blue PPO 1250. Seconded by Bradley Smith motion carried. Kent Heffner abstained. There will be follow up discussion regarding employee contribution at a later date.

We are awaiting the renewal for the Liability/Auto Insurance.

The Univest Signature Cards were signed by the Supervisors.

The Zoning Hearing Form was updated.

RACP Grant Update, the special conditions have been satisfied, awaiting instruction from the Office of Budget.

APPROVAL OF BILLS:

Kent Heffner made the motion to approve the payment of the bills in a manner approved by law. Seconded by Lawrence Hare, motion carried unanimously.

ADJOURNMENT:

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

Respectfully submitted,

Leah R. Geesey

Secretary-Treasurer