

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

MEETING DATE AND TIME: February 9, 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 January 5, 2026, as written. Seconded by Lawrence Hare motion carried unanimously.

PA STATE POLICE - no report

NEW BRIDGEVILLE FIRE CO:

Kent Heffner stated in January they had 36 calls, 19 were medical, 6 mutual aide.

ALLIANCE FIRE & RESCUE SERVICES:

Kent Heffner stated in January they had 82 calls, 15 in the Township, 9 were medical. There were 1024 total calls, 92 in the Township for 2025.

Kent Heffner made a motion to approve the Fire Police Request from Dallastown Borough for Events in 2026. Seconded by Bradley Smith motion carried unanimously.

SOUTHERN YORK COUNTY EMS, INC. REPORT:

John Eaton stated in December there were a total of 148 calls, 46 were in the Township mutual aid was received 6 times. There were 1809 total calls, 538 in the Township for 2025. They had 100% coverage in November and only 12 uncovered hours in December. There are two fundraisers scheduled for 2026, May 29th – Golf Outing and August 22nd – Bull Roast. The date for the annual municipal meeting is to be determined.

YORK ENERGY STORAGE: (Cuff's Run)

Bill McMahan, Jr. was present to introduce himself and give a presentation regarding the proposed York Energy Storage Project (YES). Roughly 1500 acres of land is required to build the 855 mega watt project. He explained the project will benefit approximately 500,000 customers. And will take about 10 years to complete. They are looking ahead to the future and the energy needs. This is the best location on the eastern coast. It is 100% green, cheaper than any other form of energy. There are about 45 properties that would be impacted by the project. Currently FERC has granted a preliminary permit that is valid for 4 years. It gives YES the right to do studies in the environment, wildlife, fish etc. Their budget is \$50 million for studies. He

stated there is currently a lawsuit that has been filed by Chesapeake Bay and other groups against the Federal Government for issuing the preliminary permit. They are waiting for a decision to be made. He reviewed the benefits for the community. It will provide increases for businesses, VOITH Corporation, Local construction companies, will employ 300-500 construction workers. The project itself will employ 25-50 people. They want to be good citizens and neighbors and help the Township with any projects that may come along. They will increase the tax base, currently the tax base of the 45 properties is approx. 4 million dollars assessed value. This project will be assessed at a billion dollars, based on their estimation, they expect to pay 30 million taxes per year with no services required. As for the 45 properties, the federal government does have a program that if the project is for the good of public, that would require the properties to be sold at fair market value, it is not their intent to use this and he stated they are willing to pay above market value to the existing property owners.

Kent Heffner opened the floor for public comment, it was limited to 15 minutes, specific to questions not comments.

Jake Horton asked if his engineering license is current? Mr. McMahon's license is currently expired; he has not renewed. He would hire an Engineer if needed.

He asked how the project is green, if it uses coal fire and only uses 80% to pump to water uphill? It does have a 20% loss

Jennifer Horton asked how many investors they will have.? They currently are working with investors. There is report that is available to the public.

Jake Horton asked about the name York Energy Storage and the report states Econ Opportunities Inc.- Econ Opportunities owns YES

Tom Burchett asked if the electric rates would increase to the residents? The cost will be shared over 10 states, not just local.

Ted Evgeniadis questioned the number of residents that it would benefit. Projected number is 500,000 homes. How will the project affect the water levels to Lake Clark and the river. Mr. McMahon stated it will affect levels a little, it will go up and down 1-3 feet over a 10 hour period. Studies will be done regarding recreation and impact. He also said that Safe Harbor/ Brookefield has recently sold their power to a data center. Ted Evgeniadis asked about the impacts to the river, settlement, temperature dissolved oxygen levels. Mr. McMahon stated studies will be done.

Mr. Mahon stated they are willing to do many projects that can benefit the community. He stated is available to talk to the community about the project.

Kent Heffner closed the floor to public comment.

PP&L SUB STATION:

John Wilson reviewed the Letter Agreement regarding the rock removed during the PPL EU Transmission Project and the Road and Use & Repair Agreement.

Brad Smith made a motion to ratify the Letter Agreement and the Road and Use & Repair Agreement. Seconded by, Lawrence Hare motion carried unanimously.

Planning Commission Vacancies

Christopher Dolly introduced himself to the Supervisors and expressed his interest in filling one of the vacancies on the Planning Commission. Kent Heffner made a motion to appoint Christopher Dolly to the Chanceford Township Planning Commission; his term will expire in December 2030. Seconded by Lawrence Hare motion carried unanimously.

Douglas King who was present at the meeting, also expressed interest in filling the remaining vacancy on the Planning Commission. Bradley Smith made a motion to appoint Douglas King to the Chanceford Township Planning Commission; he will complete Ralph Daugherty remaining term that will expire in December 2028. Seconded by Kent Heffner carried motion unanimously.

BUILDING CODE / ZONING REPORT:

The monthly reports were distributed to the Supervisors. Zoning Report 5 permits were received and 5 issued 0 in process. The complaints and pending issues were reviewed. Zoning Hearing for David Gemmill and G&G Partnership is scheduled for March 5, 2026 at 7pm, here at the Township Building.

Kent Heffner asked for a status update on 10301 Scout Camp Road. John Wilson will contact Attorney Andrew Herrold.

PUBLIC COMMENT:

Matt Scarpato and Suzanne Becker from The York Water Company was present to give the Board an update on the Water Treatment Plant in Chanceford Crossings. The York Water Company owns the water treatment plant as of February 2026. They are working on approvals and design to expand and connect to the plant in Felton, it will take approximately two to three years. Rate impact to customers, York Water proposed a fixed rate of \$86.90, they could not reach agreement with Red Lion for water meeting readings. PUC approved fixed rate of \$50.00.

Tom Burchett was present to ask the Board for approval to allow Grant Anderson to be his Engineer for an upcoming Commercial Project. Grant Anderson stated they will discuss it at later date.

SUBMISSION/LAND DEVELOPMENT PLANS:

Persing Family Subdivision – The Persing Family is proposing to subdivide 2 residential building lots along Smith Hollow Road from the 68.7 acre farm parcel. The plans have been reviewed by the YCPC and the Chanceford Township Planning Commission. The outstanding comments are mostly administrative (signatures, agreements, etc.) except for the requirements to obtain a Planning Module and SWM Site Plan approval for the new shared driveway. The Planning Module packet was submitted to PA DEP and returned for additional soil testing which has been completed. Applicants are requesting the BOS adopt a Resolution to forward the Module to PA DEP.

Kent Heffner made a motion to adopt Resolution #2026-3 for the Planning Module. Seconded by, Bradley Smith motion carried unanimously.

Douglas A. and Kelly J. King Final Subdivision Plan – Mr. and Mrs. King are proposing to subdivide a 1.96 acre building lot from their 68.7 acre farm parcel to construct a new single family dwelling. The plans have been reviewed by the YCPC and the Chanceford Township Planning Commission. The PA DEP recently approved the Planning Module. Applicant is requesting plan approval Outstanding Comments include: 2 Waivers:

§601.a – Plan Scale

501.d& 601.d – Showing entire property boundary per an accurate Survey
Conditions:

Design of Stormwater Management and Soil E&S Control measures at time of building permit application.

Applicant is Responsible for recording fees

Deeds must be recorded and recording information provided to the Township.

Bradley Smith made motion to approve the following waivers:

§601.a – Plan Scale

501.d& 601.d – Showing entire property boundary per an accurate Survey.

And to conditionally approve the Douglas A. and Kelly J. King Final Subdivision Plan with the following conditions being met

Design of Stormwater Management and Soil E&S Control measures at time of building permit application,

Applicant is Responsible for recording fees

Deed must be recorded and recording information provided to the Township.

Seconded by Kent Heffner and motion carried unanimously.

Jere Hoover – SWM Site Plan for new Poultry Operation: Mr. Hoover is proposing to construct a new poultry operation at 3147 Glen Allen School Road on a 53.37 acre parcel. SWM Site Plan submitted to Township and Soil E&S Plan submitted to YCCD with NPDES Permit Application. NPDES Permit is pending approval. Applicant is requesting approval of waivers, financial security amount, and conditional plan approval.

There was discussion regarding the boundary survey, The plan will need to be updated reflecting the correct lines.

Kent Heffner made a motion to set the Financial Security \$183,924.00. and approving the following waivers

- 306.C – Downstream Hydraulic Capacity Analysis
- 308.C.1.c – 4:1 Basin Side Slopes
- 308.C.1.f – Structural Level Spreader
- 308.C.1.i – Fencing around basins designed to hold 2 ft or more water.

Seconded by Bradley Smith, motion carried unanimously.

Mark Bupp Final Subdivision Plan – Subdivision Plan proposes to separate a 23.823 acre lot from the 75.109 acre homestead with a building right for the construction of a new single family detached dwelling. PA DEP Approved the Planning Module and PennDOT issued the HOP.

Applicant is requesting plan approval Outstanding Comments included on the attached Comment Letter includes:

2 Waivers:

- §601.a – Plan Scale
 - 502.a – Water and Sewer Feasibility Studies
- Conditions:

Applicant is Responsible for recording fees

Deeds must be recorded and recording information provided to the Township.

Bradley Smith made a motion to conditionally approve the Mark Bupp Final Subdivision Plan with the following waivers

- §601.a – Plan Scale
- 502.a – Water and Sewer Feasibility Studies

With the following conditions the applicant is responsible for recording fees and deeds must. Seconded by Kent Heffner motion carried unanimously.

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.* SDC inspected the invert of the SWM Basins (*Report Submitted to Township*). In September, Chanceford Township released part of the security. Request received to release financial security. Based on findings from January 21, 2026 inspection, see attached report, we are recommending the release of all but \$7,500 to address swale erosion issue.

Kent Heffner made a motion to release \$56,101.72 of financial security, with \$7,500.00 remaining. Seconded by Lawrence Hare motion carried unanimously.

ENGINEERS REPORT:

Rec Property Parking Lot - Reviewed updated design quote previously and agreed to confirm expansion is permitted by DCNR and CDBG. DCNR confirmed acceptable. CDBG confirmed expansion will not violate any covenants they have on record. GHI proceeding with Post Construction Stormwater Management Site Plan with the intent to be ready when stone material from PPL project is being delivered.

Scout Camp Road - Three of the four comments were related to Bat Survey / Clearances. PNDI has now been cleared and updated plans resubmitted to PA DEP 2/5/2026.

ROADMASTER’S REPORT:

Kent Heffner gave the following report:

Snow Removal went well, no accidents or major breakdowns.

The crew has been working repairs at the maintenance building and outbuildings.

Equipment updates:

CAT Loader brake problem was repaired.

Beiler Hydraulics repaired the cylinder that was leaking on the loader bucket.

Felton Borough has requested to post signs prohibiting vehicles over 25 feet in length on the Townships end of Runkle Road. John Wilson will contact Felton Borough’s Solicitor to clarify the right of way.

SOLICITORS REPORT:

John Wilson reviewed the example Road Use Ordinances that were distributed to the Supervisors regarding weight limits etc., They will review and discuss at a future meeting.

Bradley Smith made a motion to adopt Resolution 2026-4 Amending and Revising the Zoning Hearing Board Fees Resolution. Seconded by Lawrence Hare motion carried unanimously.

John Wilson will continue to work on the Chanceford Crossings Parking during a snow event. Kent Heffner stated that during the latest snowstorm the residents removed all the vehicles in the development. He thanked the residents for their efforts.

Bradley Smith made a motion to approve the Recreation HVAC Project and to advertise the bid. Seconded by Lawrence Hare motion carried unanimously.

PUBLIC COMMENT:

Doug King asked who to contact regarding RT 74 and the passing zone near New Bridgeville Road. Grant Anderson will reach out to Penn Dot.

Mark Bupp asked about Lucky Road Bridge – the project is scheduled to begin in 2026.

Tom Burchett asked the Supervisors to consider reaching out to Wendy Fink and join Lower Chanceford, to consider health insurance coverage for volunteer fire fighters through the Township.

CORRESPONDENCE/COMMUNICATION/NEW BUSINESS:

Leah Geesey will gather detailed information for the Supervisors to review Employee – vacation/sick time.

Quotes were received and reviewed for the dumpster located at the municipal office. Kent Heffner made a motion to contract with Penn Waste for 3 years at a monthly cost of \$90.00. Seconded by Bradley Smith motion carried unanimously.

Bradley Smith made a motion to add Lawrence Hare to Orrstown Bank Accounts. And to remove Eric Bacon from the accounts. Seconded by Kent Heffner motion carried.

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, carried motion unanimously.

ADJOURNMENT:

Bradley Smith made the motion to adjourn the meeting. Seconded by, Kent Heffner the meeting adjourned at 9:35 pm.

Respectfully submitted,

Leah R. Geesey

Secretary-Treasurer