

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

**MEETING DATE AND TIME: August 11, 2025, 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, Eric Bacon

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 July 12, 2025, as written. Seconded by, Eric Bacon, motion carried unanimously.

**NEW BRIDGEVILLE FIRE CO:**

Kent Heffner stated they had 52 calls in June and 38 calls in July.

**ALLIANCE FIRE & RESCUE SERVICES:**

Tyler Burkins stated they had 77 calls in July 8 in the Township 2 EMS. Gun Raffle is coming up in September tickets sales are going well. Fundraisers at Fireside, dancing with Brittany are going well.

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

John Eaton stated in June there were a total of 153 calls 51 were in the Township mutual aid was received 8 times. Coverage in May was 99.9% and in June it was 99.5%. The golf outing fundraiser in May made a profit of \$19,000.00. Tickets are still available for the beef and pork roast on August 23<sup>rd</sup>. John presented the annual report for 2024, this will be available on their website for the public.

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

John Wilson gave the following update two different parties had appealed the Lancaster County Conservancy and The Lower Susquehanna Riverkeeper Group, the Third Circuit court consolidated those two appeals and issued a briefing schedule for both sides. They have to be submitted by November of 2025.

**PP&L SUB STATION:**

John Wilson has a draft of the road agreement. He is working with Grant Anderson, they are waiting for video evidence of the roads and will coordinate with PP&L. Grant Anderson will email Kelly Palmer for an update. Mowing of the lot should be done early this week per 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 Hearing has been scheduled:

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

**PUBLIC COMMENT:**

David Gemmill was present and asked the Board for consideration of the language for the text amendment regarding outdoor storage and if anything, else is needed. The Planning Commission will review and make a recommendation at their meeting on August 19<sup>th</sup>. David also asked the Board to start thinking of adapting for future revenues.

**SUBMISSION/LAND DEVELOPMENT PLANS:**

McGrew - Post Construction Stormwater Management Site Plan: McGrew’s purchased the residual lot from the Cordwell Subdivision and are proposing to construct a 13,225 S.F. Barn dominium with an outbuilding in the wooded area of the parcel. GHI has reviewed the SWM plans and calculations and prepared a review letter. Grant Anderson stated that there is a title issue with the deed and the add-on lot that needs to be resolved before the Board can approve the plan. Kent Heffner made a motion to table the storm water plan. Seconded by, Eric Bacon, motion carried unanimously.

**ENGINEERS REPORT:**

There was discussion on a resolution for requiring deed preparation and recording add-on lots Section 411 of the Subdivision and Land Development Ordinance and updating the process.

Culverts/Crossings:

Scout Camp Road, Trinity Road, Akins Rd and Brogueville Rd– Bryon DuBois provided a quote to complete a wetland investigation and assist with Long eared bat and Bog Turtle clearances. He can complete the work early this week then GHI will follow behind with site survey with plans to submit shortly thereafter.

Grant Anderson will contact Chris Tanczos from York County to look at Pickel Road water runoff.

Kent Heffner was in contact with Chris Tanczos and Lancaster Conservancy to look at the water runoff on Old Bridgeville Rd.

Solmerica Zoning Hearing– Sketch reviewed by the Planning Commission, who recommended not approving the Special Exception because a Variance is required for the use on prime ag soils.

**ROADMASTER’S REPORT:**

The Road Crew has been repairing the Dirt roads due to the recent flooding. They have paved some of the areas that were washed out.

Base repair on Short Cut Road there was discussion on a possible weight limit on the road.

There was discussion regarding the Amish steel wheels on tractors damaging roadways. Kent will reach out to the bishop.

They are mowing roads and banks.

Equipment Updates:

New CAT Track Loader estimated delivery Nov 1<sup>st</sup>

Repairs were made on the 99 Mack Dump cooling issues and engine brake issues

Boom Mower has an electrical short, we are waiting for parts.

**SOLICITORS REPORT:**

John Wilson gave the Supervisors a model Ordinance from York County regarding the AI Data Center to review and consider.

There was discussion regarding the updating Solar Ordinance. Eric Bacon made a motion to prepare a text amendment to the Solar Ordinance; Solar is to be located on lands of low quality for agricultural purposes. Seconded by Bradley Smith, motion carried unanimously.

**PUBLIC COMMENT:** none

**CORRESPONDENCE/COMMUNICATION/NEW BUSINESS:**

There was discussion regarding the New Bridgeville Recreation Area Parking, Kent Heffner and Grant Anderson will look at a possible new driveway and parking area and the current lease on the hay ground. We need to look at the community grant program.

Armstrong equipment upgrade contract, it was agreed to switch to D&B Broadband as there is no contract.

There was discussion regarding Storm Water O&M Agreements only being required on plans over 5000 sq ft. Agreements will not be required on projects under 5000 sq ft. A text amendment will need to be prepared.

Bradley Smith made a motion to establish a \$500.00 EIT tax credit for volunteer Firefighters and EMS. Seconded by Eric Bacon motion carried unanimously. A percentage for real estate credit will be looked at after more information is obtained.

The Traditions CD will be moved to the PLGIT Prime Account.

The Non-Uniform Pension Plan 2026 Minimum Municipal Obligation was presented to the Supervisors. Bradley Smith made a motion to approve The Non-Uniform Pension Plan 2026 Minimum Municipal Obligation. Seconded by Eric Bacon, motion carried.

**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