

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

MEETING DATE AND TIME: October 13, 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 September 22, 2025, as written. Seconded by Eric Bacon motion carried unanimously.

NEW BRIDGEVILLE FIRE CO: No report

ALLIANCE FIRE & RESCUE SERVICES:

Tyler Burkins stated they had a total of 81 calls, 9 in the Township 5 were medical. Gun Raffle sold out two days ahead, approximately 500 people were in attendance. Tyler gave the board the Worker's Comp Policy renewal for 2025-2026, \$3201.64. Alliance is in process of applying for a grant for fire equipment.

SOUTHERN YORK COUNTY EMS, INC. REPORT:

Kent Heffner stated in August there were a total of 145 calls 43 were in the Township mutual aid was received 6 times.

YORK ENERGY STORAGE: (Cuff's Run)

John Wilson stated current appeal is being litigated in the 3rd Circuit Court.

PP&L SUB STATION:

Jane George is the new contact for PPL. Grant Anderson is waiting for video record of all the roads. John Wilson shared the road agreement with PP&L; they have red lined it and now John needs to review their comments. The Supervisors asked that the agreement include legal cost reimbursements from PPL.

BUILDING CODE / ZONING REPORT:

The monthly reports were distributed to the Supervisors. Zoning Report 31 permits were received and 31 issued 0 in process. Integrated Consulting (Solar Farm) has withdrawn their application. Upcoming Zoning Hearings for David Gemmill and New Harmony Church are scheduled for October 29, 2025 at 7:00 pm. An update was given on current pending issues.

Elam King was present, Robert Gochenour was on a conference call, to discuss the selling of the home and business at 4360 Battle Hill Road. Elam explained he is selling his home to a potential buyer and wants to sell the business on the property to John Zook. The new owner would be different than the owner of the business. Elam asked if there is a reason to be concerned? Eric Bacon stated if the homeowner is not the owner of the business, Section 424 Home Occupation would not apply. The property is in the AG Zone. There was discussion of a special exception/variance for a contractor's shop, the new homeowner would need to apply to the Zoning Hearing Board. Elam King asked what if the new homeowner wanted to lease the facilities? Eric Bacon stated no, they could not lease the facilities for home occupation. The Home Occupation would cease, and the new owner could request a special exception for a contractor's office. John Shanbarger stated the contractor's office was intended to be for work off site with minimum work on site, it was not intended to be a manufacturing facility. John Wilson stated this should be presented to the Zoning Officer for him to review and determine use and if it is permitted. Elam King asked if the new homeowner is a partner in the business, would the home occupation apply? John Wilson stated the requirement that would need to be met for the home occupation is carried on by owner or direct descendent of the family residing in the dwelling unit. The new homeowner would need to be the owner of the business to apply for a home occupation permit as long as it meets the requirements.

PUBLIC COMMENT:

Tammie Ulrich and Marion Serfass from Collinsville Library were present to Thank the Township for their continuing support discuss the upcoming Tree Lighting on Friday, December 5th. Kent Heffner made a motion to approve a \$1200.00 donation for the Tree Lighting. Seconded by Bradley Smith the motion carried unanimously.

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 SWM Site Plan was submitted and is under review, the Planning Module packet has been submitted and reviewed. Ready to adopt the Resolution and submit the packet to DEP.

Kent Heffner made a motion to adopt Resolution 2025-7 for the Planning Module for the Persing Subdivision. Seconded by Bradley Smith the 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 outstanding comments are mostly administrative (signatures, agreements, etc.) except for the requirements to obtain a Planning Module. The King's have removed a barn from the property and have impervious credit, therefore, a detailed SWM Site Plan

is not required for the new shared driveway. The Planning Module packet has been submitted and reviewed. Ready to adopt the Resolution and submit the packet to DEP.

Bradley Smith made a motion to adopt Resolution 2025-8 for the Planning Module for the Douglas and Kelly King Subdivision. Seconded by Eric Bacon the motion carried unanimously.

ENGINEERS REPORT:

Jacob Stoltzfus Final Subdivision Plan – Township Approved SWM and SD Plans, Stormwater installed and inspected by Engineer; Twp holding Surety until As-Built Plans are submitted and approved by Engineer. As-built plan has not yet been submitted. The Surety Reduction was tabled.

Stephen Beiler – “Waiver for Non-Conforming Work” Request – The SWM Site Plan was conditionally approved on November 13th, 2023 along with 2 waiver requests (4:1 side slopes and structural level spreader). *Recorded January 5, 2024 in Plan Book 2811; Page 6349.* In September 2024 BOS approved to release \$85,017.32 of the \$148,618.74 security. \$63,601.42 remains to convert the basins.

The Site has been converted and stabilized. Team Ag completed an As-Built Survey to document the constructed conditions of the SWM basin and found the top of berms settled to 2” – 4” below design elevations. The constructed basins do not meet the Ordinance’s 1.0 ft. freeboard requirement. Based on the minimal flow, stability of spillways / channels, and low impact on downstream properties (Mr. Beiler’s land). Recommendation: Approve the waiver from Section 308.C.1.c – 1 ft. freeboard requirement. Grant Anderson will attach the approval of the waiver to the plan.

Bradley Smith made a motion to approve the waiver for Non-Conforming Work from Section 308.C.1.c – 1 ft. freeboard requirement. Seconded by Eric Bacon motion carried unanimously.

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, Recommendation to approve Waiver to minimize impact on woodlands. Revised Plan submitted and reviewed. Outstanding Comments include Signatures, Posting a Bond (\$39,939.90 – See attached letter), PennDOT Permit, and Recording O&M Agreement.

Eric Bacon made a motion to approve the waiver requested from Section 308.C.1.c to minimize impact on woodlands. Seconded by Bradley Smith, motion carried unanimously.

Stephen Fisher gave the Township a check for \$39,939.90 for the bond requirement. PennDOT Permit and Recording O&M Agreement are still outstanding.

Rec Property Parking Lot – GHI confirmed SSSD at the proposed location and investigated the scope of work to prepare a SWM Site Plan and obtain permits for the Project

which include a PennDOT Low Volume Driveway Permit and a General NPDES Permit the estimate costs are over \$30,000.00. After consulting with the Traffic Engineer and discussing the Project with the Rec Board, I recommend the Township consider accessing the Parking Lot using the existing path in the middle of the Property. Grant Anderson will need to confirm CDBG and LWCF compliance before proceeding. If the parking lot is installed, the current lease on the Recreation Hay Field will be adjusted by the acreage used for the project.

Jordan Hoover was present to talk about his Poultry Barn project along Glenn Allen School Road and to get clarification on the process to change the Speed Limit from 55 mph to ???. Grant Anderson drafted a Process Outline for future reference. Jordan asked who pays for what after the study is complete (buying signs, posts, and installing). The Board stated the Hoover's would pay for the study and the signs and posts; The Township Road crew would install the signs.

ROADMASTER'S REPORT:

Kent Heffner gave the following report:

The Road crew applied 1940 tons of 19mm paving material, tack coated and placed shoulders on Short Cut Road.

They have been grading dirt roads, but with the lack of moisture it has caused a lot of dust.

The CAT Grader had an electrical module burn up. Cleveland Brothers came out and replaced the module.

The clutch fan and radiator were replaced in 1999 Mack Dump.

Kent Heffner presented a quote of \$3465.00 from Lancaster Truck Bodies for a Western Fleet Flex plow for the 2024 Ford F350. Eric Bacon made a motion to approve the quote of \$3465.00. Seconded by Bradley Smith, motion carried.

We are awaiting the plow quote for the Ford F550.

SOLICITORS REPORT:

Eric Bacon made a motion to adopt Ordinance 2025-03 Amending the Stormwater Management Ordinance. Seconded by Kent Heffner motion carried unanimously.

Bradley Smith made a motion to adopt Ordinance 2025-05 Amending the Solar Energy Systems Ordinance. Seconded by Kent Heffner motion carried unanimously.

Jordon Hoover asked about a Lease Extension for the Recreation Hay Field which expires in 2026. Because this is public grounds it will have to be advertised for bid. They are having issues with a four wheeler that is riding through the field.

PUBLIC COMMENT: none

CORRESPONDENCE/COMMUNICATION/NEW BUSINESS:

The Township received a total of \$42195.00 for the 2025 Volunteer Fire Relief. Bradley Smith made a motion to allocate \$35,865.75 to the New Bridgeville Fire Co and \$6,329.25 to Alliance Fire Company. Seconded by Kent Heffner motion carried.

The next Budget workshop will be held at the second Supervisors meeting on October 27th at 7:00 pm.

The Brogue Fest is being held at RSI on October 18th.

Kent Heffner made a motion to approve the SPCA 2026 Contract in the amount of \$5047.00. Seconded by Eric Bacon motion carried.

Liquid Fuels Audit is scheduled for Oct 15th

Trick or Treat in Chanceford Township will be on October 31st

John Wilson recommends an Executive Session to be held after the meeting to discuss pending ligation matter with G&G Family Limited Partnership in accordance with Section 708.A.4 of the Sunshine Act.

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 carried motion unanimously.

Bradley Smith left the meeting.

ADJOURNMENT:

Kent Heffner made the motion to adjourn the meeting. Seconded by, Eric Bacon the meeting adjourned at 9:00 pm.

Kent Heffner announced the board will go into an Executive Session.

Respectfully submitted,

Leah R. Geesey

Secretary-Treasurer