

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

MEETING DATE AND TIME: July 13, 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 June 8, 2026, as written. Seconded by Lawrence Hare motion carried unanimously.

PA STATE POLICE - no report

NEW BRIDGEVILLE FIRE CO: Ron Witmer stated in June they had 40 calls, 19 were medical.

ALLIANCE FIRE & RESCUE SERVICES:

Kent Heffner stated in June they had 83 total calls, 10 in the Township, 6 were medical.

SOUTHERN YORK COUNTY EMS, INC. REPORT:

Kent Heffner stated in May there were a total of 164 calls, 43 were in the Township. mutual aid was received 5 times. There was a discussion regarding contract renewal, John Wilson will work on a comparison of the new contract versus the old contract. Kent Heffner made a motion to table their decision until the August meeting. Seconded by Bradley Smith motion carried unanimously.

YORK ENERGY STORAGE: (Cuff's Run)

John Wilson gave a brief update, The oral arguments were held on July 31, 2026, and have been completed. He expects a decision by the end of the year. John will continue to monitor the docket.

PP&L SUB STATION:

Jeffrey Smith was present to voice his concerns with the construction and improper assembly of the PP&L powerlines and towers in the Township. He shared pictures he had taken of the cotter pins. He is also concerned about the EMF that would be coming down on the dinner. Kent Heffner did visit the site and spoke to the crew regarding the cotter pins; they stated the pins were installed correctly. Kent Heffner stated that the Township had no say in this

project as they are exempt. No reports of road damage, Game Club Road is holding up and will be paved when project is completed.

BUILDING CODE / ZONING REPORT:

The monthly reports were distributed to the Supervisors. Zoning Report 25 permits were received and 25 issued 1 in process. The complaints and pending issues were reviewed. Zoning Hearing for Samuel Esh has been scheduled for August 20, 2026.

PUBLIC COMMENT:

June Ellis asked when Jacobs Road would be mowed.

Susan Daugherty asked if the Township was aware of where the Met-Ed lay down yard on Collinsville Road is being moved to and if the Township knows when the project is to start. As of this point the Township has not heard of a start date or project location for Met-Ed. She also asked about the damage to Game Club Road, PP&L will be repairing and paving the road once their project is completed. She also asked if there would be screenings or trees around the sub-station. She also asked if the Township has Data Center Ordinances. The Ordinances were adopted in January 2026; The Township is having an issue with our website provider and is working on getting the Ordinances posted.

Wendy Fink stated that we don't want the State to come in and say this is what you are doing with AI Data Centers, as it is not a one size fits all, she is pushing back and trying to keep this a local level, as you know your community better than the State. There are new ordinances that we may want to compare ours to, to make sure we did miss anything in our Ordinances.

SUBMISSION/LAND DEVELOPMENT PLANS: None

ENGINEERS REPORT:

Stephen Fisher SWM Site Plan -Construction was completed and inspected. Waiting on formal Record Drawing and basin bottom to be stabilized. Grant Anderson recommends releasing \$34,439.90 and holding \$5,500 escrow. Bradley Smith made a motion to release \$34,439.90 and hold \$5,500.00 in escrow for Stephen Fisher. Seconded by Kent Heffner motion carried unanimously.

Douglas Seitz (Scout Camp Road) Enforcement Update – 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

Final Subdivision Plan for New Harmony Church –Plans have been recorded, Church's Attorney called to inform the Township that the deeds are drafted and ready to record however the 501.c.14 is under review by the IRS and pending approval. They cannot record the deeds until the entity is established.

Grant Anderson send a letter to DEP regarding the ACT 537 Sewage Facilities Plan, he is awaiting a response.

Rutter's Preliminary / Final Land Development Plan. Annual inspection of Storm Inlet Bags and Basin was conducted. Sending notice to maintain / replace the bags.

ROADMASTER'S REPORT:

Kent Heffner gave the following report:

Fenmore Road - grading and paving work has been completed. DSA is tentatively set for July 21st.

The road crew is mowing every day.

The road crew has graded most of the dirt roads due to the recent storm damage.

There were no major issues with equipment this past month.

The Memorandum of Understanding (MOU) with Lower Windsor Township regarding the purchase and use and maintenance of the Road Wider was handed out to the Supervisors for review. Chanceford Township received \$9500.00 from Lower Windsor Township for half the cost of the wider.

SOLICITORS REPORT:

Regarding the G&G Family Limited Partnership, John Wilson is working with Attorney Mike Craley to submit their briefs in opposition to the Land Use Appeal that was filed, the deadline is July 15th. The Court of Common Pleas will either schedule oral arguments or they make a decision based on briefs submitted.

Awaiting the Road Sign agreement from Felton Borough

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

PUBLIC COMMENT:

Susan Daugherty asked how the property at 2707 Delta Road can have multifamily residents. The property existed prior to the zoning ordinance. .

CORRESPONDENCE/COMMUNICATION/NEW BUSINESS:

The Township received a call from John Krantz from the Red Lion Municipal Authority regarding the Fire Hydrants in the Township. A repair was made to the hydrant on Brownton Road he stated he would be sending the Township a bill for the repair. The question was raised who owns the hydrants and what is the monthly fee of \$131.42 for? According to RLMA the Township owes the hydrants, and the monthly fee is for the privilege of being hooked to Red Lion water. Chanceford Township has no record of a contract with RLMA regarding ownership or maintenance of the hydrants. Leah Geesey contacted Red Lion Borough and Windsor Township, neither have contracts. John Wilson will contact RLMA's Attorney to get clarification.

The 2025 CPA Audit Report was handed out to the Supervisors, there were no findings or issues.

\$975,000.00 payment was received for RACP Grant for the 33 Muddy Creek Project, \$25,000 will be held until a final audit is completed and will be released in approximately 90 days. Those monies will be transferred to our PLGIT account.

APPROVAL OF BILLS:

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

ADJOURNMENT:

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

The Supervisors went into an Executive Session to discuss Health Insurance and Employee Contribution.

Respectfully submitted,

Leah R. Geesey

Secretary-Treasurer