

Lower Chanceford Township Building, October 3rd, 2023 at 7:30pm. The regular monthly meeting of the Lower Chanceford Township Board of Supervisors was called to order by the Chairman David Glenn. Others present were Supervisors James Parlett, Jr, Alan Taylor, Secretary/Treasurer/Zoning Officer Susan Wiley and Solicitor Gilbert G. Malone.

The meeting was opened with the salute to the "American Flag".

The minutes of the September 5<sup>th</sup>, 2023 meeting were read and approved.

A motion by Supervisor Parlett and second by Supervisor Taylor to approve payment of bills. Motion carried.

**\*\*THE FLOOR WAS OPENED TO THOSE THAT ASKED TO BE PLACED ON THE AGENDA.**

1. Corporal Confer from the Pennsylvania State Police attended the meeting. He reported that he has been with the State Police for the last 12 years and 6 of them as a detective. He reported that the biggest issue in the township is check washing. He suggested that you take your mail to the post office or pay online. He talked about license plate readers for businesses.
2. Ben Spyrut representing the Dollar General informed the board that the township Planning Commission signed off on the "Land Development Plan". The plan was signed and notarized. Supervisor Parlett made the motion to approve the plan subject to all outstanding fees being paid. Supervisor Taylor second. Motion carried. Once the township receives the funds the board will sign the plan.
3. Keith Williams representing the Lancaster Conservancy spoke about signage to inform the public of trails, maps and also informed the township of cameras on the East Telegraph Road parking lot.
4. Motion by Supervisor Taylor and second by Supervisor Parlett to sign the Tax Collectors lien sheet. Motion carried.

5. Motion by Supervisor Taylor and second by Supervisor Parlett to approve the non-building waiver for the Downs/Miller/Burchett subdivision/merger. Motion carried. Motion by Supervisor Parlett to approve the subdivision/merger plan pertaining to Downs/Miller and Burchett. Supervisor Taylor second. Fees in the amount of \$1430.00 were paid.
6. Ronnie Miller asked the board to remove a stipulation that the zoning hearing board placed at the Mill Creek Falls Hearing. He would like the board to remove the part pertaining to his responsibility if the neighbors should have well problems. He was informed that the board of supervisors cannot override the Zoning Hearing Board. Attorney Malone informed Ronnie that he had 30 days to appeal the ZHB's decision. Attorney Malone will draft language that Ronnie's "Land Development Plan" should include. Sue will see that Attorney Miller reviews the language for approval.

#### \*\*EMS Report

1. Supervisor Parlett informed everyone that the township will receive the AED's tomorrow.

#### \*\*New Business

1. The board was informed by Team Ag that Ephraim Fisher will be placing a poultry barn on his property.
2. Motion by Supervisor Parlett and second by Supervisor Taylor to approve advertising for "Fuel". Motion carried.
3. Sue gave a broadband update. She reported that she contacted Senator Kristin Phillips Hill office in Harrisburg and was reassured that Lower Chanceford Township is included in their plans and the township will be notified if they need to take action.
4. Motion by Supervisor Taylor and second by Supervisor Parlett to approve the pension change with Charles Schwab. Motion carried.
5. Motion by Supervisor Parlett and second by Supervisor Taylor to advertise for a part-time road worker with the possibility of being permanent. Motion carried.

6. Motion by Supervisor Taylor and second by Supervisor Parlett to release 2023 checks as budgeted. Motion carried.

**\*\*Zoning**

1. Sue reported that David King, Jr. Norris Rd asked for permission to leave his run-in-shed there. Pictures were presented to the board. There was discussion if the posts were in the ground or if they were sitting on top of a pad. Sue reported for Mr. King that he stated to her that he would need to have heavy equipment in there to move the shed. The board asked Sue to make a visit there to see if the posts were in the ground or on top of pad.
2. Motion by Supervisor Parlett and second by Supervisor Taylor to give permission to Ben Petersheim to grant his house permit without the sewage permit because of time. Zane Williams is working on a design. A U & O cannot be issued until the septic is installed. Motion carried.
3. Sue updated the board pertaining to Samuel Stoltzfoos 5 high tunnels. She reported that Dave Lipinski is reviewing and that the plan should include rotation every 3 years and the barrier wall be inspected at the same time. Dave and Sue to visit property when the engineers have worked things out.
4. Sunnyburn Produce Auction-Dave Lipinski's comments were reviewed.
5. Attorney Malone asked the board what they wanted to do about the Cochran Property and to see if the board wanted to move forward. Supervisor Taylor made motion to move forward and Supervisor Parlett second. Motion carried.

There being no further business, the meeting was adjourned.

Susan Wiley, sec/treas