

Lower Chanceford Township Building, October 1st, 2024; 7:30PM. The regular monthly meeting of the Lower Chanceford Township Board of Supervisors was called to order by the Chairman Alan Taylor. Others present were Supervisors James Parlett, Jr, Thomas Burchett, Secretary/Treasurer/Zoning Officer Susan Wiley and Solicitor Corey Delinger filling in for Attorney John Miller.

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

The minutes of the September 3rd, 2024 meeting were read and approved.

Motion by Supervisor Burchett to pay bill and second by Supervisor Parlett.
Motion carried.

The minutes need to reflect that (2) executive session were held on September 12th and 16th to address a personnel matter.

****Floor was opened to those that asked to be put on the agenda.**

1. Michael Esh representing Sunnyburn Produce Auction inquired with an after thought about replacing the existing floor area because of how rough it is and portions of it are sinking. It was asked if they replace the floor do they need permits and is stormwater required. Sue informed them that they do not because it is impervious now and they are not expanding the existing area.
2. Motion by Supervisor Parlett and second by Supervisor Burchett to approve signing the Tax Collectors lien list. Motion carried.
3. Ephraim Fisher asked about getting a temporary U & O. Ephraim told the board that the pond hasn't been converted yet and Dave Lipinski needs to give the temporary OK.

****EMS Report**

1. It was reported the average call was in 9 minutes. Southern York EMS gave 2 times more mutual aid then received.

****New Business**

1. Motion by Supervisor Burchett and second by Supervisor Parlett to approve by resolution the "ZH" application fee changes. Motion carried.
2. Motion by Supervisor Parlett to approve by resolution the RTK. Supervisor Burchett second. Motion carried.
3. Motion by Supervisor Parlett and second by Supervisor Burchett to approve the advertised amended "Building Permit Ordinance". Motion carried.
4. Motion by Supervisor Parlett and second by Supervisor Burchett to approve advertising to "Bid Fuel". Motion carried.

5. Motion by Supervisor Burchett and second by Supervisor Parlett to approve Jason Kauffman to go fulltime effective September 16th, 2024. Motion carried.
6. The November supervisors meeting will be changed to November 6th, 2024 due to the election.
7. Peoples Bank merged with Orrstown Bank and became effective October 11th.
8. Motion by Supervisor Parlett and second by Supervisor Burchett to purchase (2) fire proof filing cabinets. Motion carried.

**ZONING

1. Sue reported that Pete Schilling is waiting on Ivan Esh to submit paperwork to decide if the existing building needs to be brought up to UCC standards for use of a storage facility.
2. Attorney Delinger informed Joe Lapp that their office is waiting on a new deed to be recorded. Joe said he will get it to Attorney Miller.

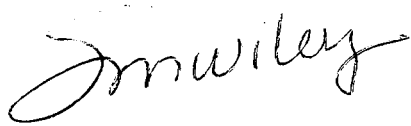
**The floor was opened for public comment/reminder no decisions will be made.

1. Supervisor Burchett addressed the public pertaining to respect. He told the public that the sec/treasurer/zoning officer, Commonwealth Code the engineer deserve respect. A lot of what is dealt with by these parties is controlled by the state and there is no reason to be disrespectful. Supervisor Burchett said if you have a problem contact one of the supervisors and he gave his number.
2. Bob Gochenaur said his son Sawyer would like to expand his pumpkin business. He stated that instead of taking bins from farm to farm he would like to build a barn with 2 loading docks and buyers will send their trucks there. He also inquired about other growers storing their product so they could fill orders. He gave an example that if they don't grow a certain variety and someone is looking to purchase that variety, they would have to either go to auction or seek another pumpkin grower to bring that variety to the farm. He wanted to know if this is permitted. Attorney Dilinger said it looked like to him that it would fall under section 308 processing facility. Attorney Dilinger and Supervisor Burchett felt like this was falling under a commercial use. There was discussion and Sue suggested to wait until Attorney Miller comes back and she had told Bob that Attorney Miller wasn't going to be at this meeting. Bob also inquired about a school. He was told that he had 1 regular dwelling right remaining and 4 bonus. He also was informed that the bonus right had to be in Class 4, 5, and 6.

3. Jim Rotunio said he attended the meeting to hear what the board had to say about a "Nuisance Ordinance". Alan said that he had gotten a call about loud music and he wanted to see for himself. Lathan stated that we don't have a noise ordinance. There was open discussion on the matter and Lathan reminded Supervisor Taylor that when he came to his property he had a rifle in the truck with his hand on it. Supervisor Taylor explained that he just jumped in the truck not knowing it was in there and apologized. Neighbors Henry and Christine spoke how the problems between Jim and Lathan have affected the rest of the neighbors. Lathan stated that he did play the music on Sunday for 4 hours because he is tired of having the cops called on him for no reason. Mark Dixon stated this is a personal matter. Lathan asked why the ZO wasn't sent down. He was told because it was a Saturday. He said to send the ZO next time. Attorney Dilinger said a noise ordinance is hard to enforce. Henry stated this is a war between you and Jim. Not the rest of us. Supervisor Parlett told them to work it out.

There being no further business, the meeting was adjourned.

Susan M. Wiley, sec/treas/zoning officer

A handwritten signature in black ink, appearing to read "Smwiley". The signature is written in a cursive, flowing style.