

September 3rd, 2024

Lower Chanceford Township Building, September 3rd, 2024 at 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 Vice-Chairman and James Parlett, Jr, board member Thomas Burchett, Secretary/Treasurer/Zoning Officer Susan Wiley and Solicitor John Miller.

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

Motion by Supervisor Parlett to approve the agenda as presented. Supervisor Burchett seconded. Motion carried.

Motion by Supervisor Burchett and second by Supervisor Parlett to approve the minutes. Motion carried.

Motion by Supervisor Parlett and second by Supervisor Burchett to approve bills to be paid. Motion carried.

Let the minutes reflect that an executive session was held on August 16th, 2024 and August 22nd, 2024 to discuss a personnel matter.

**The floor was opened to those that asked to be placed on the agenda.

1, Ryan Eck informed the board that his reason for being here was because he was turned in for storing his lawn care business equipment at his property. He and his wife stated that they have done this for 15 years and now there is a problem. His wife brought up about the Home Occupation 303A and Attorney Miller stated that 303(4). He also said that it can be in all districts except the residential district. He told them to apply to the ZHB for a variance. They asked how much and were told \$750.00. There was discussion on where they could keep their equipment w/o going to the ZHB. They were told in the commercial or industrial district. If they bought property in the Ag or Conservation district they would have to live there.

2. Steve Wilson is replacing a mobile home with a doublewide and the party in the mobile home will have to remain there until a U & O is given for the doublewide. He is asking for 60 days to remove the mobile home once he gets his U & O. Supervisors Burchett and Parlett gave approve. Motion carried.

3. Joe Lapp/Melvin Esh subdivision plan was presented for final approval. Motion by Supervisor Parlett and second by Supervisor Burchett approve the Non-Building waiver. Motion carried. Motion by Supervisor Burchett and second by Supervisor Parlett to approve the plan as

presented. Motion carried. On advice from the solicitor the minutes are to reflect the following: "The Board of Supervisors and Sub-dividers acknowledge that no advice or direction was expressed by the Board of Supervisors concerning the Sub-dividers' Clean and Green status and any change that will be caused by this Subdivision Plan, the Sub-dividers are relying exclusively on their collective knowledge and any advice by the York County, Pennsylvania Tax Assessment Office.

Fees were paid in the amount of \$466.00.

4. Ephraim Fisher presented a plan to the board seeking their approval for a retaining wall that is above 4 feet. He stated that once the grading is finished it won't be higher than 4 feet. Sue reported that about 2 months ago she received a call from Dave Lipinski about this and he wanted to know height requirements for a retaining wall. Sue informed him that Commonwealth Code needed to be contacted for them to make the call. Sue told the board that Ephraim was informed that he needed to pull a permit 2 months ago and she never heard from him. Attorney Miller said that it is the determination of Commonwealth Code and this board can't make that decision. Sue reported that on Thursday August 29th she received a phone call from Dave Lipinski because Sue received a call from Ephraim on August 28th asking to be placed on the agenda for a Temporary Use of the Building. Ephraim denied asking for that. Sue called Dave Lipinski asking if the inspections had been completed. Dave informed Sue that Team Ag had only done (1) critical inspection and he was told by Team Ag that there were changes and they need to revise their plan. Then Dave called Nick Hoffman and Nick said that they are waiting on a new plan and he believes that they have created additional impervious areas. Also it was suggested that since the driveway is on a state road that PennDot should sign off before a U & O is released along with all the other changes being approved.

****EMS**

1. Each board member received the report

****New Business**

1. A follow up from last month's meeting pertaining to visibility at Atkins/74. Sue contacted the homeowner on August 8th and asked if could trim the shrubbery for visibility to pull out on 74. He said he would do that. Since nothing had been done Sue contacted PENNDOT (Travis) and he came down on 8/27. He told Sue that he would check into the right of way and if the shrubbery is in the right of way he will make contact with homeowner before they trim.
2. Motion by Supervisor Parlett and second by Supervisor Burchett to approve the MMO. Motion carried.

3. Motion by Supervisor Parlett and second by Supervisor Burchett to approve per Act 9 the convention fees. Motion carried.
4. Attorney Miller explained to the board the wording needs changed reflecting the approved date of a permitting and when the fees are paid. He said this required advertising and a hearing done at a meeting and he would like to get as many things advertised at one time. Motion by Supervisor Burchett and second by Supervisor Parlett for Attorney Miller to change the wording. Motion carried.
5. The board inquired as to how much the fees could be increased for a Zoning Hearing. They currently are at \$750.00. Attorney Miller explained what the fees can be used for and attorney fees cannot be included. Motion by Supervisor Burchett and second by Supervisor Parlett to increase the Zoning Hearing fees to \$1000.00. Motion carried.
6. Motion by Supervisor Burchett and second by Supervisor Parlett to increase site visit to \$50.00. Motion carried.
7. "Kindness Week" worldwide proclamation was before the board. No action was taken and it was mentioned by Joe Lapp let there be kindness every day. It was agreed.
8. Motion by Supervisor Burchett and second by Supervisor Parlett to advertise for a part-time seasonal worker and a part-time secretary/treasurer. Motion carried.
9. Attorney Miller explained to the public that there will be a transition period for Sue to train a part-time secretary then treasurer. The board is looking for a Jan. 1st, 2025 start date. Motion by Supervisor Parlett to accept and approve the memorandum and Supervisor Burchett seconded. Motion carried.

****Zoning**

1. Sue informed the board the Kevin Fritsch is in compliance.

****The floor was opened to the public for comment/questions/no decisions to be made session.**

1. Brian Smith asked the process of an ordinance change. Attorney Miller explained the process it gets advertised, then a public hearing at a meeting, then the board passes it. Ryan Eck asked if there is a set time of year to do this and he was informed it can be done anytime of the year.
2. Joe Lapp told the board that the Amish community will need to build another school sometime and he asked the board to reconsider "using a dwelling right". Attorney Miller told the board that it's a structure and you need to use one. Joe said that they were looking into the Bridgeton/Woodbine area. Attorney Miller said if it's in the Ag Land Preserve you need to go to them to see if there is an exception for a school giving an extra right. Supervisor Burchett told him to look into federal/state/and county programs.

3. Deb Macklin inquired as to where the township was going to advertise for the positions. She was told the Star and she asked about the website and was informed it would be. She also made a comment about where the township is with the 2025 storm water deadline approaching. It was explained to her that the township adopted a storm water plan years ago. Sue explained it's the farmers and people with animals that the state would like to have all inspected by the end of 2025.

There being no further business the meeting was adjourned.

A handwritten signature in cursive script that reads "Smwiley".

Susan M Wiley, sec/treas/zoning officer