

February 3, 2026

The Lower Chanceford Township Board of Supervisors met on February 3, 2026 at 7PM for the purpose of general business. Those present were Chairman James Parlett, JR., Vice-Chairman Thomas Burchett, Supervisor Robert Gochenaur, Secretary/Treasurer Valerie Dornan, Assist. Secretary/ Assist. Treasurer/ Zoning Officer Susan Wiley and Solicitor John Miller.

- The meeting was opened with a salute to the "American Flag".
- Burchett made the motion to approve the agenda as presented with the exception of a reading to add. Gochenaur second. The reading from Burchett that was added is the following: "An unfortunate situation has come to light that there are a few township constituents that feel there is a need for revenge or retaliation on our township supervisors. As a result, we have made a decision to defer all final decisions to our township solicitor so that no elected officials can be deemed as doing something that is illegal or the like. I am just asking this to be quoted in the minutes so that when the township incurs additional legal expenses that they are proactively being made aware of this situation it is unfortunate that this situation arose but it is the obligation of all supervisors to adhere to the Federal, State, and Local Laws/Ordinances while maintaining the best interest of the members of Lower Chanceford Township residents."
- Burchett made the motion to approve the minutes as presented. Parlett second. Gochenaur opposed, he stated "there was an incorrect statement put in the minutes." Motion carried.

- Burchett made the motion to approve the bills as presented. Second by Gochenaur. Motion carried.
- Burchett made a motion to start the “BID” for mowing. Gochenaur second. Motion carried.

Sue gave an update on Ivan Esh from the last meeting. Ivan was the one who was supposed to get the information to Sue.

- John Eaton gave an EMS report update. They have had around a 96% coverage rate for 2025 year. There will be a golf tournament held May 29 2026. The bull roast will be held August 22 2026.

General Township Business:

1. There will be an executive session held to select a new Planning Commission member. The Township is accepting applications/resumes until February 17th. Gochenaur asked how that date was selected. Valerie let him know it is the one-week mark before the next planning meeting. Burchett made the motion to ratify the advertising of this position. Gochenaur second. Motion carried.
2. Burchett made a motion for Troy and Jason to get quotes for fixing the transmission in the pick-up truck. Second by Gochenaur. Motion carried. We have received 2 quotes: Jason- \$6883, and Josh- \$7260. (prices to replace the transmission)

Those asked to be put on the agenda:

1. Burchett made the motion to waive the \$1000 holding tank escrow fee owed by the Ma & Pa Railroad (non-profit), second by Gochenaur. Motion carried.
2. Gochenaur made the motion to approve Maple Spring Farms Partnership sewage module and send up to D.E.P. Parlett second this motion. Motion carried. Burchett abstained.
3. Dave Greek asked for forgiveness from the township for the \$361.75 that Salem Church of Delta paid in taxes. Burchett made the motion for the Township to pay back the \$361.75 that was previously paid by the church. Gochenaur second. Motion carried.
4. Ronnie Miller asked that the supervisors sign his new amended plans showing the fall zone. Attorney Miller informed him that the plans need to go before the Planning Commission first before the supervisors can sign. The new owners can apply for a building permit in the meantime, the township just can't issue the permit until the amended plans get signed by the Planning Commission and the Supervisors. Ronnie put the plans in front of Attorney Miller and asked him to review them now. Attorney Miller refused.

New Business

1. Burchett made the motion to approve the appointment of Sharon Wolfe as the Deputy Tax Collector. Second by Gochenaur. Motion carried. Attorney Miller informed the board that a resolution would be needed.

Zoning

1. Sue explained that due to Dave Lipinski getting sick; they have not been able to meet out at Ephraim Fishers.

Floor open to questions and comments

- Attorney Miller suggested dates for the next Zoning Ordinance meetings. Those dates are February 17th, March 10th, March 17th, March 31st, and April 14th 2026. These dates will be posted and advertised.
- Gochenaur asked if there was a way for the public to review the new Zoning Ordinance before we send it out. Maybe a link the public can click on and review.
- Attorney Miller said there will be at least a month in-between sending out the new Zoning Ordinance and putting it into effect so everyone has time to read.
- Gochenaur inquired about the status of a nuisance ordinance at the request of a township resident on Norris Rd regarding neighbors discharging numerous firearms for extended periods of time. Attorney Miller stated there is nothing in the proposed ordinance to reflect that.
- Gochenaur asked about a soccer field or if we have any grounds in the township to put a soccer field. Possibly use the fire company grounds. Someone commented and said Delta uses the baseball field. Attorney Miller said it would be expensive to put a new field in. Trevor McKinsey stated that Delta uses the ball fields.
- Gochenaur asked about getting tracking devices and dash cams for all the vehicles at the township. So, when people in the community have questions or concerns as to where or what the roadworkers have been and done. Supervisors have the app to

check location. Gochenaur also would like a body camera on the Zoning Officer personal when they go on site visits. There needs to be a consent form all property owners must sign in order for the body camera to be used on their property.

Chairman Parlett asked if other Zoning Officers wear body cams. Response was no one knows of any that do.

- Attorney Miller let everyone know there needs to be a 5 year back up on the body cameras. Also there needs to be a written consent that is signed for the body cameras to be on while on site visits, or there needs to be a third-party present.
- A comment was made that we could have a constable on standby to also be present at site visits.
- Deloris Krick said maybe have a road worker present during site visits, “they are already getting paid”.
- Burchett made the motion to approve Troy and Jason to attend the Dirt and Gravel Road Class in August 2026. Second by Gochenaur. Motion carried. Supervisor Gochenaur inquired about attending.
- Gochenaur asked Valerie is the administrator for the township Facebook page. Valerie let him know she is just the one who set it up and is the only one as of right now that can log in and be active on the page. Supervisor Burchett recommended a couple of administrators.
- Gochenaur suggested the township do a newsletter. He suggested we ask small business’ in the area to pay for their advertising spot in the Township Newsletter. Dylan Blevins put together a sample township newsletter to present to the board

and the public. Sue informed the board that she use to take time to put one together in the spring to send with the tax bills and one in the fall to go with the tax bills. She told the board that after a few years it was stopped due to people not paying attention to what was put in it.

- Mitchell Burchett read a statement regarding his frustrations and obstacles that he encountered in the start of his project. It was suggested a list of necessary steps to complete. It was also explained by Supervisors Burchett that each project can be different. But Mitchells concern was not receiving emails back or acknowledgement of emails. He brought up that the township (Sue) didn't sign a form. Attorney Miller and Eric Jordan said the terminology does say "approve plan" and that is why Sue was told not to sign. Sue tried to explain to Mitchell the process and he told her he was talking to the board NOT her.
- Delores Krick was questioning why there are so many engineers involved with plans and the plan process, Stacey Burchett also asked why when Team Ag has their own certified engineer.
- Attorney Miller explained that the engineers we have are to protect the township.
- Eric Jorden also stated that the township engineers are there to protect the residents as well.
- Eric mentioned he is doing a private fishing derby for kids and asked if he needed to hand in proof of insurance in order to hold this event. Attorney Miller spoke and said parents cannot waive a liability form for minors. But minors also cannot sign these

forms. Burchett spoke up and said he doesn't think we need to worry about it and the public also agreed with a show of hands.

The meeting was adjourned.

Absent for meeting.

X

Valerie Dornan
Secretary/Treasurer

X

James Parlett, JR
Chairman

X *Thomas Burchett*

Thomas Burchett
Vice-Chairman

X

Robert Bouchereau
Member