

July 14, 2026 minutes

The Lower Chanceford Township Board of Supervisors meeting was held July 14th, 2026 at 7:00 PM. The meeting was called to order by chairman Burchett. Other present were board members Bob Gochenaur and Josh Miller, Secretary/ Treasurer Valerie Dornan, assistant secretary/ treasurer Sue Wiley and Solicitor John Miller

The meeting was opened with the salute to the American flag.

The supervisors announced an executive session was held on July 7th to discuss a legal matter, that there would be opportunity to make public comment on agenda items at the beginning of the meeting and opportunity for public comments at the end of the meeting

Miller made motion to accept the agenda with the changes, Gochenaur seconded, motion carried

Miller made a motion to pay the bills, seconded by Gochenaur, motion carried.

There was discussion about the difference between the verbatim minutes prepared by the secretaries and the action minutes suggested by Gochenaur. Attorney Miller said the minutes should just be a synopsis of the discussion. Chairman Burchett made a motion to adopt the verbatim minutes, seconded by Miller. Motion carried. Gochenaur opposed.

Sue had some questions for Gochenaur about things she heard regarding his campaign. Gochenaur asked her to get him the questions prior to the next meeting so that he could prepare.

Burchett did not have the road report so gave a shortened version from memory

Miller made a motion to accept Jason Kauffman's resignation, seconded by Gochenaur, motion carried

There was discussion about appointing "Buckwheat" as a road foreman so there was someone in place in the event there was a driveway permit application. There were concerns about the appointment while he was still on the probationary period. Josh Miller made a motion to appoint Burchett as the road foreman, seconded by Gochenaur. Motion carried.

Miller made a motion to advertise for a fulltime roadworker, second by Gochenaur, motion carried

Miller made a motion to advertise for a part-time road worker for seasonal help for mowing and snow removal, Gochenaur seconded, motion carried

There were 2 oil bids received. Russell Standards bid was for \$3.55/gal for a total of \$142,000. The second bid from Midland Asphalt was \$2.95 gallon for a total of \$118,000. Miller made a motion to accept the bid from Midland Asphalt, second by Gochenaur. Motion carried.

There was a question about reasoning for doing patch tar and chip instead of doing 1 or 2 complete road on a rotating schedule. Because of budget constraints and our road conditions the fear is that we would start to lose some roads completely if they didn't get the cracks sealed annually.

There was a motion to accept Dylan Blevins quote to install a new metal roof and fascia on the ballfield pavilion and dug outs, metal on gable ends, snow guards, and sign roof for a total amount of \$7,730.00

Those asked to be placed on the agenda

Gideon Stoltzfus from 243 Pine Grove Rd had questions about getting storm water credit for an existing shed that he was told was not permitted. He provided photos of the existing 12x24 shed prior to zoning in 1975. He was told to have the zoning officer measure it and he can get storm water credit for it before demoing the building. For anything larger than the 12x24 it was suggested to install a 6" deep stone bed under the eaves of the building to handle the additional runoff. He also informed the board that when he moved here, he brought along a 10x12 shed with 3 dog runs. He was unaware that the township required a permit for a portable shed. He anticipates expanding his kennel operation and has a non-commercial kennel license from the state which allows up to 50 transfers per year. He was informed that if he has 5 or more dogs 6 months or older the township considers it a kennel which requires a special exception and he will need to go before the zoning hearing board. He was advised to get started with his variance ASAP. He is requesting time to get his new building ready for dogs. He was told if it took longer than expected he could come back to the board and ask for an extension. Burchett made a motion to allow Gideon use of the 10x12 shed for 6 months to get his variance, new building ready and do storm water. Miller seconded, motion carried. Gideon also inquired about storm water credit for some old barn foundations and was told the area needs to currently be impervious to get credit for it.

Burchett cancelled because he hadn't gotten his paperwork back for 150 Kilgore Rd.

Sue Wiley read a LSA grant response letter signifying that Lower Chanceford township has essentially made 2 requests. One from the township for a dump truck and backhoe and one from Airville Fire Co for a new rescue truck and that we can only have one. It was mentioned there are other grant opportunities for the Fire Company. Burchett made the motion to amend the grant and keep it just for the township. Gochenaur seconded. Motion carried. Miller abstained.

Levi Beiler represented the new school proposed for Jacob Stoltzfus's farm on Woodbine Rd. Until they complete the land development plan and finish construction the school year will have already started. They are asking permission to hold classes in another building temporarily. Attorney Miller said that under section 453 they are permitted and meet the criteria for a temporary use permit for 1 year. Tom made a motion to permit an alternate temporary site for the school as long as it meets safety standards approved by Commonwealth Code and has an address on the permit. Miller seconded. Motion carried. Levi was informed to contact Steve McKeon about what he needs for the sewer and holding tank. He was advised by the zoning officer to have his engineer send the plans to the county first for review and comments. Then bring it to our planning commission for their blessing. Levi said that the state has given the engineer approval to utilize the existing driveway used for the mobile home as a Minimal Use Driveway for the school. The land development must be approved prior to issuance of a building permit.

New Business

The zoning hearing resolution was tabled until next month.

Sue gave an update on the block grants for 2027, 2028, and 2029. They are matching and she suggested not applying for any more grants until we get the other grants taken care of.

Attorney Miller stated that YCPC will be reviewing our current data center ordinance on July 21st.

Sue gave an update on the payroll audit. He made sure everyone was getting paid the correct amount, that we had the certificate of compliance, and that we had all quarterly and yearly report filed. The audit was passed.

Zoning

The township had 3 illegal dumping incidents in the past 2 weeks. Enforcement letters were sent out and all have been cleaned up.

It was announced that there are 2 hearings scheduled for July 20th at 6 PM. Jarret Wilson and Jeanette Bianco.

Open Floor

There was a question about a proposed Medicare seminar. That seminar has been postponed until this fall. It will be posted on the township's website.

Joe Lapp was asking about the townships ability to override DEP for an environmental study that DEP may require for the Elmer Esh project to build an attached house for his father Dan. He was informed we are unable to do so.

Miller made a motion to adjourn, seconded by Gochenaur.

 8-6-26
THOMAS BURCHETT


ROBERT GOCHENAU 8/6/26