

June 2nd, 2026

The Lower Chanceford Township Board of Supervisors meeting was held on June 2nd, 2026 at 7:00PM. The meeting was called to order by Chairman Burchett. Others present were board member Robert Gochenaur, Secretary/Treasurer Valerie Dornan, and assistant secretary/ assistant treasurer/zoning officer Sue Wiley. Also present was Solicitor John Miller.

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

Supervisor Burchett welcomed new board member Josh Miller.

Supervisor Burchett stated the dates of the executive sessions held on 5/11, 5/14, 5/26, & 5/28.

Supervisor Miller made motion to appoint Robert Gochenaur as Vice-Chairman. Second by Supervisor Burchett. Motion carried.

Supervisor Gochenaur made the motion to approve the agenda as presented with the change of moving Data Centers first. Second by Supervisor Miller. Motion carried.

Supervisor Miller made motion to pay the bills. Second by Supervisor Gochenaur. Motion carried.

Supervisor Miller motioned to "BID OIL". Supervisor Gochenaur second. Motion carried.

Supervisor Gochenaur made motion to approve the revised April 7th minutes. Second by Supervisor Burchett. Motion carried.

Supervisor Gochenaur motioned to approve May 5th minutes. Supervisor Burchett second. Motion carried.

Supervisor Gochenaur motioned to approve the Special Meeting on May 18th minutes. Second by Supervisor Burchett. Motion carried.

There was a long conversation about public concerns with a Data Center coming in. Multiple people gave the Board of Supervisors a lot of suggestions and ideas of things to add and change with the Proposed Data Center Ordinance. The secretary was given information from a couple people from other townships with their recommendations and ideas they would like to see implemented. Supervisor Miller made the motion to approve the data center ordinance second by Supervisor Gochenaur. Motion carried.

Supervisor Burchett read the May Road work report.

Supervisor Miller motioned to approve the loader parking brake getting fixed. Second by Supervisor Gochenaur. Motion carried.

Sue gave an update on the temporary fix the for Thompson Road pipe.

Supervisor Burchett updated the public on the updated price of the mower being fixed. Supervisor Gochenaur approved this. And it was second by Supervisor Miller. Motion approved.

Those asked to be put on:

Bill Matthews was a no show.

Angie gave the auditor's report that is on file.

Supervisor Miller made motion to approve Tom Burchett's subdivision sewage module. Second by Supervisor Gochenaur. Motion carried. Supervisor Burchett abstained.

Dennis Shaull reported the annual Peach Bottom exercise in April went well. Dennis informed the current board that in the past the fire company has applied for a grant under Act 147. The township pays the bill and is reimbursed when the money comes in. They are eligible for \$2000 to use on traffic devices. Motion by Supervisor Gochenaur to approve, second by Supervisor Burchett. Supervisor Miller abstained. Motion carried

Annie Esh needs to take care of all the violations on her property before she can receive her permit. She is to fill out a variance for the shed if she doesn't want to move it.

Katelyn Horton had no questions.

New Business:

Supervisor Burchett decided to table the bids for the ballfield for further discussion.

Supervisor Miller made the motion to approve the from bid for fixing the cracks on Amber Dr. second by Supervisor Gochenaur. Motion carried.

Attorney Miller gave an overall review of what the MOU is. He stated it's a document that the township and conservation district have an understanding. The township engineer will review the changes and the conservation will also review the changes.

Supervisor Burchett motioned to table the corruption investigation indefinitely and remove it from the agenda. Motion was second by Supervisor Gochenaur. Motion carried.

Supervisor Gochenaur made the motion to appoint James Rotunno as the Zoning Hearing Board Alternate. Second by Supervisor Miller. Motion carried.

Supervisor Miller made the motion to approve the name change for the Right-To-Know Resolution 2026-06, Pension and Healthcare Insurance Resolution 2026-07, and the Depositories Resolution 2026-08. Second by Supervisor Gochenaur. Motion carried.

Supervisor Miller approved Valerie Dornan's one year benefits package of a \$4/hour raise with 3 additional personal days, all paid holidays and working Fridays 8am-12pm starting June 5th, 2026. Motion was second by Supervisor Gochenaur. Motion carried.

Supervisor Miller motioned to accept Jason Kauffman's benefits package of a \$1/hour raise and 3 additional personal days once the "Personnel Policy" is adopted. Second by Supervisor Gochenaur. Motion carried.

Supervisor Miller made the motion to approve Ronald Millers benefits package of 3 days' vacation and medical insurance to start right away. But is still on his 90 days probation period. Supervisor Gochenaur second, Motion carried.

Angie Blankenbiller, Joanna Walker and Stacy Burchett expressed concerns in giving a \$4.00 p/hour raise in the middle of the year. Question was asked how this is going to affect the current budget and taxes for next year and where is the money coming from. Supervisor Burchett stated "Sue's hours were going to be cut". Lisa Knight said "Does Sue know that", and Sue responded "NO" she did not know that. Supervisor Burchett explained that that is what he thought. Sue asked if she could jump in and said I apologize and I don't even know where to begin. So, during the Christmas holiday I received calls from people asking me if I was going to still have a job in January and I said I didn't know. I went out on site visits in January and February, I'm sorry, I'm not prepared for this so I'm speaking off of my shoulders here right now. So, people would say to me they'd say Sue we heard you weren't going to be working for the township anymore and these are people that I've helped for a long time and I said no I didn't know anything about it so then March came and I heard some more chatter in the community. Then Gus resigned in April and I was told well if this person gets in you have 2 weeks and if that person gets in 2 months. I want to make it clear that Josh was not part of this. I've heard thru the community through 3 different supervisors from 3 different townships and we were at a Hershey conference and Valerie over heard people talking that I was going to be removed and this all happened since Gus resigned and this is all I've heard about since the April meeting. I was asked to get some things together and I just wanted to let you know what my plan was. I had been planning on retiring from the township December of 2027 and I have stressed that to these two board

members because Valerie is in training and there is still a lot that she doesn't know but I had said that after 2027 I would keep everything till the end of 2027 and if the supervisors choose to let me come in and help because right now it's overwhelming for her. We both are so busy that we were suppose to work 30 hours and now 30 hours turned into 32 hours and 32 has turned into 34 hours, so I had said that if the supervisors would permit after December 2027 that I would come in and help a day or two a week to help, you know with what's going on, as you know there's lots of reports, phone calls, and stuff but I was asked to get some stuff together, so January 1 to May 30th of this year building permits and anything to do with zoning, the amount that has come into the township is \$16,6320.39. I have done 134 site visits. I get paid \$7.25 an hour and I had 724 hours at \$7.25. It was also said to me that there was talk about going with an outside firm from Lancaster County to do zoning. I also want to let you know out of the 134 site visits I get paid with a formula and they come that comes to \$10.32 an hour with a total of \$1382.88. Those two numbers together come to \$6635.51 from January 1 to May 30th is what I've been paid to do zoning in the township so that leaves a difference of \$9996.88. I also was asked to get a list of names together, the turnaround time for the different permitting. For general permitting it can happen in the same day but usually within a week, Tom you're great because you know that I have given permits within the week and there are other people in this room that have also gotten permits within a week of general permitting. If it has to go thru the UCC from the time it is picked up they have 15 working days to get it back to me. From the time it is dropped back off to me at the township building, sometimes it is done the same day or within 3 days because it has to be entered into the computer and depending on how busy I am. The month of March, I had 31 site visits, pit inspections. Pit inspections can be done the same day or usually within 48 hours and also depending on the weather, sometimes it does take a little bit longer. I have 58 names that I have come up with and some of you are on it and some are not. I have names of English, Amish, excavators, contractors and I have an attorney everybody probably knows his name is Tim Bupp. Tim has called me on weekends, evenings, holidays, because if his client needs an immediate answer, I'm there. I have been at this township's beck and call. I've had supervisors call me in the evenings, etc. saying I got someone calling me wanting to know this or that. I don't think you're going to get this from an outside firm. I just wanted the public to know and be able to give an example and how much I'm paid. Does anybody have any questions? Angie Blankenbiller asked "did you give up anything"? So, Sue explained because she needed help in the office, she wanted to bring someone in for the secretary/treasurer and she would continue doing the zoning. She informed the public that the township does not contribute to my pension. I'll tell you the township was at a distress level 1 then went to a distress level 2 and then we were just shy of becoming a stress level 3 which means there wouldn't be enough money in our pension to cover the employees. So, because I needed help and

Dave Harrington wanted to go part-time, we gave up our good medical insurance, I gave up adding to my vacation time, adding to my sick time and the township contributing to my pension and by law 35 hours, the township should be paying towards my pension, but gave all that up, yes, that is what I did to help this township out.

Kaitlyn said she had a question. So, Bob what is your reason for wanting to get rid of Sue. I heard that from multiple people that you were advocating to get rid of her.

Sue said this is all she has heard since the Christmas vacation up till a couple of days ago. Valerie can tell you people have come to the office and asked. Last week Valerie took a call asking if I was still there because this person heard Sue was fired. Dennis Miller spoke up and said he heard before Bob won the election that you wanted rid of Sue.

Bob said he never campaigned on that. He said that Tom caught him off guard. He said he was not aware that anybody was talking about cutting Sue's hours. So, my understanding was the money for the increase in salary was coming from a former supervisor that was no longer going to be on the health insurance that the township had budgeted. That's where the funds were coming from was his understanding.

Sue said I do not want to put you on the spot Bob, but the talk from the other company across from the river I was told they charge \$125.00 an hour is that correct. Isn't that what you said when we talked.

Bob stated that it was \$125.00 for an engineer.

Sue said it's the gentleman that you said Bob. I just want the people to know that I'm not getting rich from this thankless job. I just want to let them know that that's not a lot of money \$6635.51 from January – May 31st.

Kaitlyn said you've spoken to an engineer and have gotten quotes for prices then it's on your mind.

Bob said she not an engineer, were just checking on prices for an engineer.

Kaitlyn, so we can't afford a \$4.00 raise how are we going to afford \$125.00 an hour.

It was asked what the current engineer charges and Stacy looked it up and its \$133.00.

Sue stated that when you talked to her with others present you told me that you wanted the new zoning person to start by August 1st so that when we reconvened for the zoning book that that person could be involved. Bob said the engineer. Sue said you said for zoning. Bob stated again the engineer for input in the zoning, the zoning rewrite.

A question was asked "Just out of curiosity what does Chanceford and Peach Bottom Township do for zoning officers. Sue stated Peach Bottom uses CCIS for services at \$60.00 an hour and that she doesn't know what Chanceford does.

Sue said there are multiple people in this room that would call and say hey Sue rain is coming and I know it less than 48 hours. Can you help me. Another example I had a person call and said he needed to get hay in his new addition to his barn but could get his demo completed. I gave permission to use new portion. I do work with people. If people are upfront with me, I will help them get what they want. Sometimes I can't get there when you want because I have to share a truck, but I will try my hardest.

Angie spoke on Sue's credibility. She said she has a heart of gold. She is very dedicated and has sacrificed family. She tries to make sure she can help you get what you want if she see there is lead way. She's a hard worker.

Joe Lapp said he didn't think there is anything wrong with weighing our options. He never heard Bob say he wanted to get rid of Sue.

Another gentleman asked if this was a miss communication.

Sue said she was caught off guard.

Stacy said she would like to make a suggestion that the board re-think the \$4.00 an hour raise if she is still in training because that is a 19% increase.

Lisa Knight said she has worked at Wellspring for 39 years and you don't get more than 3.5%.

Sam Taylor said Sue is always prompt, very respectful and professional.

Question was asked when did Sue get her last raise. Sue told the people that the way she is paid she lost \$2.00 an hour this year.

Shawn Ward said how does this go from this to saying that Bob ran on this. You don't run on something like firing somebody. You run on your own merit. That's what people vote for.

Jarrett Wilson said can we get on record Bob and for the minutes that you did not run on firing anyone from the township especially Sue.

Bob stated that "I don't know that I have to go on record". I was very deliberated not to run on that because people would ask. I said I'm not going to run a campaign to fire someone.

Zoning:

Sue let everyone know that on June 24th, 2026 at 7:00pm there will be 2 hearings for the Zoning Hearing Board. Levi Beiler for his Amish School, and Henry Esh for his Amish school and granny flat.

The York County Planning will review the revised Zoning Book at their June 16th, 2026 meeting.

Edward Sealover has paid his judgement in full. There is still significant amount of cleanup that needs to be done.

Supervisor Gochenaur informed Sue (zoning officer) that the quarantine on birds has been lifted.

Supervisor Burchett motioned the approval of Attorney John Miller to represent the Township at the Zoning Hearings. Second by Supervisor Gochenaur. Motion carried.

It was brought to Sues attention from a supervisor that 4131 Delta Rd needs to mow their property. Supervisor Burchett made the motion for Attorney Miller to send them a letter letting them know what needs to be taken care of. Second by Supervisor Gochenaur. Motion carried.

Floor open to the public:

Ivan Esh inquired about an accessory structure in front of the house

Mike Druck asked for his statement to be on the record: "Over the weekend I got a call from Bob saying he has multiple complaints about 4-wheeler with photos and videos of his renters. When I called Sue to ask her, she had no clue of any videos or photo complaints. Bob should not be calling about zoning. The Zoning Officers job is not the supervisors. Sue should be the one to call on zoning violations."

Supervisor Gochenaur mentioned he got 2 other calls about the 4-wheelers and he was just calling to be helpful, and there could be a \$600 fine per incident. Mr. Druck feels this all needs to be done the right and legal way with the correct chain of command taking action. Jarret Wilson spoke up and said the information that was told to Mike was untrue. This all needs to be done with the appropriate chain of command.

Steve Wilson was told by Supervisor Burchett he would get the changes Supervisor Gochenaur is proposing for the ordinance. Then he was told Supervisor Burchett lost them. He was told the secretary had the list but at the time the secretary indeed did not have those changes. He had questions about the supervisor hiring. Dennis Miller then asked Supervisor Gochenaur why he didn't bring up his changes at the zoning meetings like

everyone else on the committee had to do. Mr. Miller feels this is under handing and sneaky! Supervisor Gochenaur responded he was not aloud to speak at the zoning meetings and after he got elected, he only made it to 3 meetings. Attorney Miller said he took it upon himself to send those changes up to York County Planning Commission with the revised zoning book changes.

Supervisor Gochenaur motioned to adjourn, second by Supervisor Miller. Motion carried.

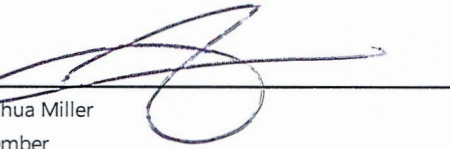
Meeting adjourned.

X 

Thomas Burchett
Chairman

X 

Robert Gochenaur, III
Vice-Chairman

X 

Joshua Miller
Member