

Revised per Bob

March 3rd, 2026

The Lower Chanceford Township Board of Supervisors meeting was held on March 3rd, 2026 at 7:00pm. The meeting was called to order by Chairman Parlett. Others present were Vice-Chairman Tom Burchett, board member Bob Gochenaur, assistant secretary/assistant treasurer Sue Wiley and solicitor John Miller. Sue filled in for secretary/treasurer Valerie Dornan.

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

Supervisor Burchett made motion to approve the agenda with change, and Supervisor Gochenaur second. Motion carried.

Supervisor Burchett made motion to approve and sign the February 3rd, 2026 minutes. Motion carried.

Supervisor Burchett made motion to pay bills. Supervisor Gochenaur second. Motion carried.

Supervisor Burchett made motion on the townships planning commission recommendation to appoint George Scott to fill the vacancy for the planning commission position. Supervisor Gochenaur second. Motion carried. Supervisor Gochenaur presented the board with a resignation letter from George Scott whom sits on the Zoning Hearing Board. He will surrender this position to sit on the planning commission. Supervisor Gochenaur made motion to accept his resignation and Supervisor Burchett second. Motion carried.

****"MOWING BIDS"**

1. John Carl Abbel-\$625.00 per mowing
2. Double M Lawn Care-\$200.00 per mowing
3. Calvary Enterprise, LLC-\$150.00 per mowing

Supervisor Burchett asked to double check to make sure that the bid was read correctly. If it is, motion by Supervisor Burchett to award the mowing bid to "Calvary Enterprise LLC". Supervisor Gochenaur second. Motion carried.

****THOSE THAT ASKED TO BE PLACED ON AGENDA**

1. Ronald Miller presented his amended subdivision plan for final approval. Motion by Supervisor Burchett and second by Supervisor Gochenaur to approve the amended plan showing the fall zone. Motion carried. Ronnie also showed the area that has buildings on it to get supervisors' approval for low quality soil.

He also stated that this area hadn't been farmed for 5 years. Attorney Miller informed Ronnie he would have to go back to the planning commission for review. He would like to put a mobile home in that area.

2. Bill Grove presented his subdivision plan for final approval. Motion by Supervisor Burchett to approve the non-building waiver, second by Supervisor Gochenaur. Motion carried. Motion by Supervisor Burchett to approve final approval for the subdivision plan, Supervisor Gochenaur second. Motion carried. Sue reported all fees have been paid.
3. Elmer Esh spoke about placing a doublewide on Annie and Elam Esh's property. This would be for a "Hardship". Once the hardship is gone the doublewide has to be removed within 90 days. Attorney Miller told Elmer he would need a plan showing all the backup areas. He would have to meet DEP and UCC requirements. Attorney Miller informed Elmer and Henry any digging that you do, you do at your own risk. Ronnie Miller was also questioned as to if he felt they could get 6 areas including what is there and backup areas for septic. And he answered "yes". Supervisor Gochenaur made a motion to permit a doublewide. Attorney Miller stated that it can be second conditionally. Supervisor Burchett second.
4. Supervisor Gochenaur spoke on behalf of Samuel Stoltzfus, corner of Slab and 372. Supervisor Gochenaur stated that Samuel would like clarification on his driveway. It was asked if Samuel was there and the response was no. Attorney Miller questioned if Samuel was going to do a land development plan where everything is shown. Attorney Miller asked if they have clearance and Bob stated that both driveways have clearance. Bob stated that Samuel was hoping to get approval before spending more money. Attorney Miller stated that you have to get the traffic away from the 1st driveway. Supervisor Gochenaur and Attorney Miller had different numbers for the driveway site distance. Attorney Miller did state that if the driveway is used less than 25 trips the driveway can still maintain a minimal use driveway. Supervisor Burchett asked if the driveway was staked out and then they can ask the roadmaster to give his opinion.
5. Motion by Supervisor Burchett to approve the tax collector resolution, second by Supervisor Gochenaur. Motion carried.

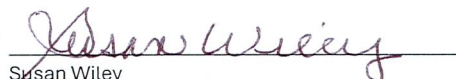
****FLOOR WAS OPENED FOR PUBLIC COMMENTS, NO DECISIONS WERE TO BE MADE**

1. Elmer Esh asked the board for pre-approval from supervisors. Attorney Miller said they can't do that.

2. Mike Druck question Supervisor Gochenaur as to why our township is corrupt. Mike asked for transparency . Supervisor Gochenaur stated “I don’t know if now is the forum for that.” Then there was silence and Supervisor Parlett moved on.
3. Luke Kahler, whom lives on Norris Rd. addressed his situation with shooting of guns for hours at a time close to his residence. He stated that it sounds like a war zone. Mr. Kahler said it’s not just during hunting season. Hans Reist spoke and said that on the website it states that you cannot be shooting within 150 yards of an occupied dwelling during hunting season. There was discussion how our proposed nuisance ordinance would cover this and Attorney Miller stated that he could put a time limit on this if that is what the board would like.
4. A question was asked if there are any updates on the Norman Wood Bridge. Mike Druck spoke that the Farm Bureau is involved because this would have an impact on the farmers. Supervisor Gochenaur had a conversation Will Clark, from Lancaster County Planning Commission. Supervisor Gochenaur informed the public that that this is a 500-million-dollar project and that Lower Chanceford Township will have a seat at the table for decisions on the bridge. There will be 5-6 options. The public was reminded that the bridge belongs to Lancaster County.
5. Tom Johnson inquired if zoning was going to keep data centers out of the township because he spoke to someone in Drumore. Attorney Miller stated that the township wants a lot of regulations on them.
6. Supervisor Burchett stated that we’ve discussed dash cams, tracking devices, but he would like to get prices on recording device for zoning officer.

There being no further business, the meeting was adjourned.

Susan Wiley, assistant secretary/assistant treasurer/zoning officer


Susan Wiley
Assistant Sec/Assistant Treasurer/Zoning


Thomas Burchett
Vice-Chairman


James Parlett, Jr
Chairman


Robert Gochenaur
Member