

May 5th, 2026

The Lower Chanceford Township Board of Supervisors meeting was held on May 5th, 2026 at 7:00 PM. The meeting was called to order by Chairman Burchett. Others present were Supervisor Robert Gochenaur, Secretary/Treasurer Valerie Dornan, assistant secretary/ assistant treasurer/ zoning officer Sue Wiley and solicitor John Miller.

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

Supervisor Gochenaur made the motion to approve the agenda as presented, and second by Supervisor Burchett. Motion carried.

Supervisor Gochenaur gave dates to all the executive sessions that have been held. Those dates are as followed: 4/14, 4/15, 4/16, 4/20, 4/21, 4/22, 4/29, 4/30, 5/3, 5/5.

Supervisor Gochenaur made the motion to add the appointment of a new road master to the agenda. Second by Supervisor Burchett. Motion carried.

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

Supervisor Gochenaur made the motion to approve the March minutes but oppose the April minutes. It was asked why the April minutes are not getting approved, Supervisor Gochenaur said there was some changes that needed to be made. Supervisor Burchett agreed and second the motion. April minutes to be tabled until May meeting. Motion carried.

Supervisor Burchett let the public know we are still waiting on some quotes for the ball field pavilion roof, and Amber Drive cracks.

It was asked why the minutes are no longer read. Supervisor Burchett let him know that at the beginning of the year they made the motion to no longer read them at the meetings. Valerie also let them know that as soon as the minutes get approved there is a copy of them available that night and posted on the website the next morning.

Valerie was asked why she doesn't feel comfortable signing the revisions made to the minutes. She said there is details and information that was taken out and it shouldn't have been. People 10 years down the road should be able to look back and feel as if they were at the meeting.

Supervisor Gochenaur read off all of his changes he did not agree with on Valerie's minutes. He stated "I made my corrections and sent them to the office and they were refused. I am not going to sign my name to that. In my opinion words mean things."

Jarret Wilson asked if there is a recording why is there even a dispute on the minutes. Are the recordings available to the public? They should be.

Katelyn Horton questioned about hiring a new road worker. She asked the supervisors what they were advertising for since at the time Troy was not fired, and we already had 2 road guys. What would they be hiring for? A third road worker? So, her statement was correct, you were hiring for a third road worker. Supervisor Burchett said "her wording was correct at the time". Jarret- There is no her wording was correct at the time. Its either the wording is correct or its not correct. The minutes should not be shorthanded, they should reflect what accurately happened.

Supervisor Gochenaur stated they knew there was a possibility we were going to need another road worker. So, if we didn't make the motion to advertise, we would have had to wait until this meeting to advertise for the road worker. We anticipated it and we didn't want to wait a whole month to start the advertising.

Jarret Wilson asked so would you say the laying off was premeditated and already in the works.

Valerie read aloud Supervisor Parletts resignation letter.

Supervisor Burchett made the motion to approve Supervisor Parletts resignation. Second by Supervisor Gochenaur. Motion carried.

Supervisor Burchett suggested to put off until June. He went away and wasn't able to interview the candidates. Supervisor Gochenaur asked to plan a special meeting on May 18th to appoint a new supervisor to be active at the June 2nd meeting. Supervisor Burchett second. Motion carried. Attorney Miller is to advertise for this special meeting.

Supervisor Burchett let Attorney Miller explain the ratification of employment. Attorney Miller commented that Pennsylvania is an at will state. All employees are able to be dismissed for any reason or no reason. The supervisors were elected by the people of the township and it is their duty to make the unpopular decisions for the good of our township.

The question was asked shouldn't the firing be done at a public meeting? Attorney Miller replied usually a ratification covers that.

Troy Kline stood up and asked if there was any proof on these accusations against him. Why wasn't he asked to come to this executive session that was about him at Toms house.

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Troy stated that he saved the Township thousands of dollars this winter because he was able to put manpower behind our own equipment and took money out of Ronnie Millers

pocket book that's why these accusations are being made. You fired me after almost 21 years with an accusation of drinking and driving. You are all in a group and that's corruption at its finest.

Lathan Horton inquired what the accusation was?

Troy Kline stated "Mr. Miller came down on a tree down on Thompson Road, I'm called out by PSP I went down in my own personal vehicle was getting the pole number he came up with his beacons flashing white in my eyes and it was raining but he says I was stumbling all over the place." He had a few choice words for Eric Jordan. "So, they accuse me of being drunk. When I got the call, I was in bed and sleeping when PSP called me, she (his wife) woke me up."

Amanda Kline stated "I was there. I was along in the truck that night, had he been drunk number one I wouldn't have let him drive, number two I wouldn't have gotten in truck with him."

Troy Kline stated "and number three there's no proof. You got a problem with me on a site Tom you tried this two years ago when you got in there you tried the same damn thing you're going to clean house Now all of a sudden this guy's in here and three months into it he's going to clean the house. You guys are all crazy this township is going to hell and that's OK because I'm not going to defend my job you all can kiss my butt."

Katelyn Horton asked "So going off of that if he was accused of drinking and driving and the Fire Chief was on scene, if the Fire Chief believed that he was drunk why would you let him drive home? Why were the police not called? Why was there no blood alcohol content test done? You fired him off of assumption. How long did it take to get reported? When did he report to you that he had been drinking on the job?"

Supervisor Burchett stated he could not remember the date it got reported.

Katelyn Horton said regardless this took place March 16th, it took you guys a month to fire him with no proof.

Amanda Kline spoke up and said he has passed all of his random drug and alcohol tests over the last 20 years.

It was mentioned this is defamation of character towards Troy.

This is now opening the township up to a lawsuit with no proof on these accusations.

Denise Dixon spoke up and stated she had a similar situation happen to her and her job at the township.

Katelyn Horton brought it to the public's attention that the township pays for the fire company's vehicle insurance and their workers comp. asked if there is any testing done on the fire company volunteers before they are out driving the big equipment. Which costs over \$500,000 for a new truck.

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There was intense conversation about the volunteer fire fighters and the fire company as to if there is a policy in place regarding randoms.

Supervisors Gochenaur made the motion to ratify the unemployment and Supervisor Burchett second. Motion carried.

Sue gave a PSATS update on the body cams and tracking devices, and dash cams. In a room of over 280 people only 3 people raised hands for dash cams, 0 for tracking devices, and 1 for a body cam on the zoning officer, she wears it voluntarily. In the second meeting there was unknown number of people not 1 person raised their hand to having any of these.

Supervisor Burchett commented he wants dash cams for the safety of the employees.

Sue Wiley commented she was asked to wear a body cam for the he said/ she said

It was asked about the fire company's vehicles having the dash cams as well.

Those asked to be put on:

Supervisor Burchett made the motion to approve the Bull Roast resolution. Second by Supervisor Gochenaur. Motion carried.

Bill Matthews withdrew his SALDO questions until June meeting.

Ronnie Miller talked about Sam Stoltzfus proposed dry good store. They will be entering the driveway at the new barn and exiting closest to 372. He needs a land development plan.

Ronnie Miller spoke on behalf of Annie Esh. They have decided to install a new septic system and tie in the granny flat to that. Temporary. The existing septic is partially compromised.

Katelyn Horton asked why the board feels the need to silence the community on the Facebook page. Supervisor Burchett said he didn't want anyone bad mouthing anyone. There were 6 comments hidden on a post regarding road position.

Supervisor Gochenaur made motion to hire Ronald Miller as Roadmaster. It was asked why Jason of 3 years is being skipped over for this position. Jason Kauffman spoke up and said

he was offered the position of roadmaster two times and both times it has been taken away. The add was for a roadworker not a roadmaster. He said I am not training my boss.

There was an intense discussion about the Road worker/ Road master position. Jason Kauffman has a meeting with Supervisor Burchett 5/6/26 at 7am, and a meeting at 1pm with Supervisor Gochenaur.

Supervisor Gochenaur read off Ronald Millers qualifications.

Jason Kauffman asked why he wasn't involved in the hiring process when he was told by a supervisor that he would be.

Jarret Wilson asked what the salary would be for this new worker. The Salary is not being disclosed. The position was never advertised for a Road Master. No compensation package was put together. Supervisor Burchett said the only thing that's certain would be the 90-day probation period.

Supervisor Gochenaur rescind the motion to hire Ronald Miller as Roadmaster and change it to Road worker with the terms of \$24/ hour but a 90-work day probation period.

Supervisor Gochenaur I make the motion to hire Ronald Miller as a road worker with pay starting salary of \$24 an hour with a 90-day probation. Supervisor Burchett second that motion. Motion carried.

New Business:

PennDot MOU for the use of Slab Road for a detour in the Spring of 2026 for a weekend. Supervisor Gochenaur made the motion for Supervisor Burchett to sign the PennDot MOU for Slab Road. Supervisor Burchett second. Motion carried.

Corruption was brought up back in February. Attorney Miller explained the process of how we as the township would go about investigating the corruption. Supervisor Burchett made the motion to table the investigation until talking to people in the community. Supervisor Gochenaur second. Motion carried.

Supervisor Burchett feels Sue should be able to report an issue if she sees it on her way to a site visit. Katelyn Horton brought to attention that Bob posted a video on his campaign page where he said he said "I'm a strong advocate for full economic freedom and limited government and taxes" having her drive around and looking for violations is overreach. She stated "Sue does not make the rule, she enforces". It was under heavy discussion how Sue should not be just driving around looking for violations. That is just insane. Supervisor Gochenaur asked Sue how she felt on this and Jarret Wilson spoke up, that Sue should not be just walking up on the property alone to address site issues. Sue should not be put on

the spot to answer what she is comfortable with, with having a room full of people here to judge her on her answer. Jarret said he has had his issues with Sue but as long as your upfront and honest with her she will work with you. People spoke up and questioned isn't our township complaint driven? Supervisor Gochenaur made it clear he was not voting to approve this. And he doesn't agree with it. Intense discussion continued on complaints being turned in. Supervisor Burchett asked the public how do we get people to stop violating without having to fine them right away.

Per the "Right-To-Know" exemptions the names signed to the complaints are not to be given. It was brought up that at last meeting it was said you can see the complaints and names if you fill out a RTK form. People are not going to sign their name to a complaint in fear of retaliation. There was a lot of discussion from the public about the complaints and how the township goes about it when we receive them.

Supervisor Gochenaur asked the public what is the best way to let them know when we are ready to have the meetings about the Zoning Ordinance Review. Sue asked if the rest of the committee got the ideas Bob is proposing for the new Zoning book. Dennis Miller asked if the rest of the committee should be able to see these ideas he's suggesting.

Supervisor Gochenaur made the motion to appoint Justin Heisler from Anstine and Sparler as our Zoning Hearing Board Solicitor. Supervisor Burchett second. Motion carried.

Attorney Miller spoke and let the public know we are looking to adopt this now to be in effect with our current ordinance to get ahead of it. Supervisor Burchett gave a brief rundown of the Proposed Data Center Ordinance. There was heavy discussion about data centers. Supervisor Gochenaur made the motion for Attorney Miller to advertise and prepare the proposed Data Center Ordinance. It was asked to put the proposed Data Center Ordinance on the township website.

Supervisor Gochenaur made the motion that Attorney Miller prepares and advertises the data center ordinance as proposed for the new ordinance but we're going to try to enact that one As soon as possible. Supervisor Burchett second. Motion carried.

Floor open to the public:

Steve Wilson asked what is the township ordinance on home business? You have to own the property to have a business. The operator must be an immediate family member and the owner must live on the property.

Stacy Burchett brought up multiple concerns regarding separate emails for the office employees, dash cams and body cams safety, all minutes should be recorded and done close to the meeting date, timelines for agenda and minutes needs to be met.

Mike Druck asked why in the last 3 months are we having so many issues with the meeting minutes. The minutes should not be recorded on your personal phone due to possible tampering of the recording. The township needs to have their own recorder that stays at the township.

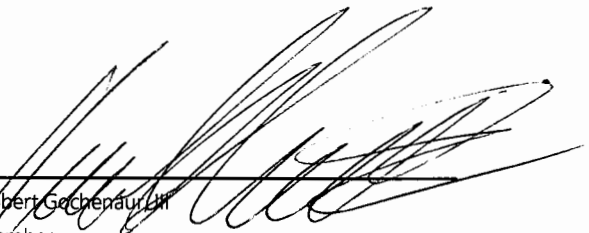
Multiple people in the public gave suggestions on recording programs. Teams and AI- there have not been accurate minutes presented from these.

Supervisor Burchett made the motion for the Township to buy a good quality recorder for the next meeting. Sue suggested Supervisor Gochenaur to look into finding us one. Supervisor Gochenaur is taking Sue's suggestion on finding a recorder. Supervisor Burchett second. Motion carried.

Supervisor Burchett motioned to adjourn the meeting.

X 
Valerie Dornan
Secretary/Treasurer

X 
Thomas Burchett
Chairman

X 
Robert Gochenaur
Member