

**Planning Commission Minutes
Chanceford Township**

MEETING DAY & TIME: February 21, 2023

Chairman John Shanbarger opened the meeting of the Chanceford Township Planning Commission at 7:00 p.m. in the Chanceford Township Building, 33 Muddy Creek Forks Rd., Brogue, PA. Mr. Shanbarger led those in attendance to the pledge of the flag.

Members present: Chairman John Shanbarger, Vice Chairman Bruce Miller, Marla Allen, Ralph Daugherty, Tom Gizzi, Ross Strack

Others present: Grant Anderson, Township Engineer, Leah Geesey, Secretary

Members absent: Mark Bupp

A quorum was present.

APPROVAL OF MINUTES:

Bruce Miller made a motion to approve the minutes dated January 17, 2023 as presented. Seconded by Tom Gizzi and the motion carried.

SUBMITTALS & SKETCH PLANS:

Safe Harbor Water and Power Corp. Subdivision-

Lee Faircloth from Gordon Brown & Associates and Ted and Sue Aiken were present to discuss the Subdivision.

The Planning Commission reviewed the comments from Site Design Concepts and The York County Planning Commission.

Bruce Miller made a motion to recommend the Supervisors approve the following waivers for the Safe Harbor Water and Power Corporate Subdivision.

1. Plan Scale shall be drawn at a scale of 1" = 50' or 1" = 100'. The overall parcel is shown at a scale of 1" = 60' and the enlarged view is 1" = 20'. (§501 and 601)
2. The Property Boundary must be shown based upon an accurate boundary survey. (§601.d)
3. Sewage Facilities Planning Module (§502.e, 602.c, & 710): The Plan includes Non-Building language and the existing dwelling is currently connected to a holding tank to address sewage disposal. The Township's Sewage Enforcement Officer should inspect the existing tanks / property and, if

appropriate, execute the Non-Building Declaration prior to the Township submitting the form to PA DEP.

4. Lots shall front on a dedicated public street, existing or proposed, except as provided in Section 703. (2). (§716.a)

Seconded by Ralph Daugherty, and the motion carried.

Bruce Miller made a motion to conditionally approve the Subdivision Plan for Safe Harbor Water Power Corporation with the following outstanding items that need to be completed.

1. The plan shall be signed and sealed by the registered professional(s) responsible for the plan. (§501.a & 601.a)
2. The property owners' notarized signatures must be provided on the plan prior to presentation to the Board of Supervisors for approval. (§601.h)
3. The Township should determine if a Fee in Lieu of Recreation Area is appropriate. (§903)
4. Modification requests, if any, shall be submitted in accordance with Section 1001.
5. No final plan shall be approved until all fees and charges have been paid in full. (§1003)
6. Clarification of the parcel history to include the leased parcel.

Seconded by Marla Allen, and the motion carried.

Rutter's Land Development Plan – was tabled until the March meeting

Zoning Officer Report:

In January 4 permits were issued.

PUBLIC COMMENT:

Tom Burchett was present to discuss a possible subdivision. He also asked who he should talk to regarding building rights. He was referred to his attorney for that information.

OTHER BUSINESS:

None

ADJOURNMENT:

There being no further business, Ralph Daugherty made a motion to adjourn the meeting. Seconded by Tom Gizzi motion carried unanimously. The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Leah R. Geesey
Secretary