

Planning Commission Minutes Chanceford Township

MEETING DAY & TIME: July 18, 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, Ross Strack, Tom Gizzi, Mark Bupp
Others present: Leah Geesey, Secretary
Members absent: Grant Anderson, Township Engineer

A quorum was present.

APPROVAL OF MINUTES:

Ralph Daugherty made a motion to approve the minutes dated May 16, 2023 as presented. Seconded by, Ross Strack and the motion carried.

SUBMITTALS & SKETCH PLANS:

Lee Faircloth, Tom and Stacey Burchett was present to review the revised subdivision plans for Maple Spring Farms Partnership, 13895 Wolf Rd. The Planning Commission reviewed comments from Site Design Concepts.

John Shanbarger asked if the sewage module will be completed prior to next meeting. Lee Faircloth presented a request for a Planning Exemption for sewage planning. This will need to be reviewed by the Township Solicitor and Supervisors.

The parcel history/dwelling rights will need to be verified by Tim Bupp due to prior subdivisions.

The Prime Farmstead exemption does not meet the definition according to the Ordinance needs removed from Plan.

Lee Faircloth stated the building coverage when they calculated the area included the paved area/ impervious areas the building coverage is 9.6% well under the 15%.

Tom Burchett stated nitrates came back at 11.

The following remain as open comments:

Zoning Ordinance Comments: #3

Subdivision and Land Development Ordinance Comments:

#1,2,3,8,9,16

York County General Comment #16

The Planning Commission would like to see plan again, Mark Bupp made a motion to table the plan until the August meeting. Seconded by, Bruce Miller motion carried.

Tarry Bratton was present to review the subdivision for 2061 Burkholder Rd. The Planning Commission reviewed the comments from Site Design Concepts. Tarry Bratton would like to transfer 2 dwelling rights from his property on Reeds Road to the Burkholder Road property.

Jon Shanberger stated he was not aware that Bruce Miller was the owner of the 38 acres prior to voicing his opinion, just to show there was no favoritism toward a Planning Commission Member.

The original property was 55 acres and was allocated 4 dwelling rights. That parcel would be eligible to receive 3 dwelling rights from transferring parcels. In the Ordinance it states can transfer to equal ground or lesser ground - one less that what the original allocation was, to keep density down to avoid mini developments. Now that the property is 16 acres in John's opinion it is entitled to 1 dwelling right and the 38 acres is entitled to 2 dwelling rights.

It needs to be determined how many dwelling rights can be transferred to the 16 acres and how many to the 38 acres, it was recommended that this be presented to the Board of Supervisors for them to review and clarify as the Township has never had this type of situation before. Tarry Bratton stated he has done some research and he will go the Board of Supervisors.

Ross Strack made a motion to table the plan until the August meeting. Seconded by, Marla Allen motion carried.

Bruce Miller stated that the transfer of dwelling rights also has to be transferred to land of higher quality or equal quality to land of lower quality.

PUBLIC COMMENT:

Tom Burchett asked how do we determine prime farm ground and non-prime ground, He believes it needs to change. The Board follows the USDA soils map. He also sees what we are saying regarding transferring lots and density. But if you can keep a lot from being on good farm ground but put it in woods Why does it matter? John stated it does as far as the water supply. Tom stated just because it is in a book doesn't make it right, common sense has to be used.

Sam Fisher was present to discuss a possible subdivision on Gum Tree Road. Sam presented 3 different options regarding the placement of the home on the lot. It was recommended that Grant Anderson review.

Tom Burchett asked if the Township pays for an Engineer to be at meeting. Does the Township contract with them? The June meeting was cancelled due to not having a quorum.

Zoning Officer Report:

No report

OTHER BUSINESS:

ASA for McGuire will be presented at the August meeting

The Planning Commission will continue to review the Ordinance changes.

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 9:00 p.m.

Respectfully submitted,

Leah R. Geesey
Secretary