

**Planning Commission Minutes
Chanceford Township**

MEETING DAY & TIME: March 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, Mark Bupp, Ross Strack

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

Members absent: Tom Gizzi

A quorum was present.

APPROVAL OF MINUTES:

Ralph Daugherty made a motion to approve the minutes dated February 21, 2023 as presented. Seconded by Ross Strack and the motion carried.

SUBMITTALS & SKETCH PLANS:

Todd Kurl from RGS Associates and Tim Biber from Rutter's reviewed the Rutter's Land Development Plan with the Planning Commission.

Grant Anderson reviewed the comments from Site Design Concepts and York County Planning Commission with the Planning Commission.

Bruce Miller made a motion The Planning Commission recommends the Board of Supervisors approve a waiver Stormwater erosion control plan. Seconded by, Ross Strack, motion carried.

Marla Allen made a motion to approve the Rutter's Land Development Plan with the condition the following comments from Site Design Concepts are addressed and approved. Seconded by, Ralph Daugherty, motion carried.

Zoning Ordinance Comments:

1. The bulk area of each parcel must be broken out separately in the Site/Zoning Data table. (§205)
2. The proposed stormwater drainage facilities must comply with Section 307.8.

Subdivision and Land Development Ordinance Comments:

1. The plan shall be signed and sealed by the registered professional(s) responsible for the plan. (§501.a & 601.a)
2. Two (2) concrete monuments with elevations must be shown on the plan. (§501.c, 601.g & 807)
3. Sewage Facilities Planning Module (§502.e, 602.c, & 710): The Applicant shall demonstrate the projected sewage flows from the facility do not exceed the PA DEP approved Sewage Facilities Planning Module. Flow history from a similar site may be used to demonstrate the current / projected flows. The SEO will need to review the sewage flow documentation and inspect the existing system to confirm the site is functioning.

The plan shows the existing reserve soil test site has been disturbed. The Applicant will need to coordinate with the Township's SEO to find another suitable site prior to plan approval.

4. The property owners' notarized signatures must be provided on the plan prior to presentation to the Board of Supervisors for approval. (§601.h)
5. The Township shall review comments from the York County Planning Commission. (§601.i)
6. The locations of any wetlands must be shown on the Site or a note added that no wetlands exist on the Property. (§601.n)
7. The York County Conservation District approved Soil Erosion Control Plans must be provided to the Township. (§602.a) A waiver of this section has been requested by the Applicant and noted on the plan. Our office supports this waiver assuming the total area of disturbance does not exceed 43,560 S.F.
8. Anticipated changes to the traffic volume/patterns shall be provided for review by the Township. (§602.h). PennDOT's standard access note must be added to the plan.
9. No final plan shall be approved until all fees and charges have been paid in full. (§1003)

Mark Bupp reviewed a sketch plan for a possible subdivision at his Gum Tree Road. Mark has spoken to Ag Preservation regarding the subdivision.

Zoning Officer Report:

In February 7 permits were issued.

PUBLIC COMMENT:

None

OTHER BUSINESS:

The board was given the paperwork for the ASA Additions for Tod and Tara Klunk, and Tom and Stacey Burchett to review for the April meeting.

John Shanbarger and Bruce Miller reviewed the updated Comprehensive Plan and the timeline with the other members.

ADJOURNMENT:

There being no further business, Ralph Daugherty made a motion to adjourn the meeting. Seconded by Ross Strack motion carried unanimously. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Leah R. Geesey
Secretary