

**Planning Commission Minutes
Chanceford Township**

MEETING DAY & TIME: January 30, 2024

Meeting was rescheduled from January 16, 2024 and advertised due to weather.

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

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

Members absent: Mark Bupp

A quorum was present.

Reorganization of Members:

Ralph Daugherty made a motion to nominate and elect John Shanbarger as Chairman. Seconded by, Tom Gizzi and the motion carried.

Ralph Daugherty made a motion to nominate Bruce Miller as Vice-Chairman. Seconded by Ross Strack and the motion carried.

APPROVAL OF MINUTES:

Marla Allen made a motion to approve the minutes dated December 19, 2023 as presented. Seconded by, Ross Strack and the motion carried.

SUBMITTALS & SKETCH PLANS:

Tom and Stacey Burchett were present and submitted the planning module for 13895 Wolf Road.

Jack Grimmel was present to discuss his property along RT 74 and what he can do with the property. John Shanbarger stated there is one dwelling right on the property, he can transfer a dwelling right from another property he owns in the Township to this property if it meets the ordinance, he can build a home on the lot without a subdivision, he cannot subdivide a parcel with only 1 dwelling right. Mr. Grimmel asked if there are any county programs for his land such as clean and green etc.

George Dvorak was present; he is interested in a property located on Myers Road. He has talked to the property owner regarding a possible sub division of 2 acres. Mr. Dvorak asked about the use of about the right-of- way to the property

from adjoining property owners. Grant Anderson stated Mr. Dvorak needs a copy of the survey, and verify the right-of-way use.

PUBLIC COMMENT: None

Zoning Officer Report:

Jeff Koons was present.

The property at 2463 Furnace Road –the subdivision that was done, the tax map never combined the lots. Grant Anderson will refer to Tim Bupp regarding this issue.

OTHER BUSINESS:

Grant Anderson stated the Thomas Cordwell / Sabrina Burkins sub division plan has been updated and will be presented to the Supervisors for final approval at the February meeting.

Bruce Miller made a motion to approve the plan subject to the waiver of parcel survey and payment of fees. Seconded by, Ralph Daugherty motion carried.

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 8:00 p.m.

Respectfully submitted,

Leah R. Geesey
Secretary