

**Planning Commission  
CHANCEFORD TOWNSHIP**

**MEETING DAY & TIME:** November 21, 2006

John Shanbarger opened the meeting of the Chanceford Township Planning Commission at 7:00 p.m. in the Community Building, 51 Muddy Creek Forks Rd., Brogue, PA. Mr. Shanbarger led those in attendance in the pledge to the flag.

Members present: Chairman John Shanbarger, Vice-chairman Bruce Miller, Members Ralph Daugherty, Henry Tyson, and Mark Bupp.

Others present: Township Engineer John Klinedinst, Zoning Officer Jeffrey Koons, and Secretary-Treasurer Brenda Gohn.

There was a quorum present.

**APPROVAL OF MINUTES:**

Bruce Miller made the motion to waive the reading of the minutes of 10/17/06 and to approve the same as written. Seconded by Ralph Daugherty, motion carried unanimously.

**SUBMITTALS AND SKETCH PLANS:**

Reed, Mary Ann, and Wade Shaull were present to discuss their subdivision plan.

The Township Engineer advised the Shaulls to have their engineer show on the plan where the remaining dwelling rights will be located. This is to verify the rights can be located on non-prime soils.

Ralph Daugherty made the motion to accept the plan. Seconded by Henry Tyson, motion carried. Bruce Miller abstained.

William Gross of JMT Engineering submitted a two lot final plan #605672.03 on behalf of Joseph B. McWilliams.

**SUBDIVISION PLANS FOR REVIEW:**

Concord Commons/Cornerstone Development Group Preliminary Land Development Plan #2022.001– Ralph Daugherty made the motion to table the plan due to lack of representation. Seconded by Henry Tyson, motion carried unanimously.

McNeal Property Final Plan #2022.001 – Bruce Miller made the motion to table the plan due to lack of representation. Seconded by Ralph Daugherty, motion carried unanimously.

Cool Country Properties Preliminary Plan #060619 – Bruce Miller made the motion to deny the plan unless an extension of time is signed and submitted. Seconded by Ralph Daugherty, motion carried unanimously.

Fern L. Keener Final Plan #L-5087 – Ralph Daugherty made the motion to table the plan due to lack of representation. Seconded by Bruce Miller, motion carried unanimously.

Clover Hill Manor Final Plan #L-5099 – Bruce Miller made the motion to table the plan due to the number of comments needing to be addressed. Seconded by Henry Tyson, motion carried unanimously.

Ralph Daugherty made the motion to send the planning modules into DEP for approval. Seconded by Henry Tyson, motion carried unanimously.

Henry Tyson made the motion to send the Reed and Mary Ann Shaull planning modules into DEP for approval. Seconded by Mark Bupp, motion carried. Bruce Miller abstained.

**FLOOR OPENED TO PUBLIC:**

There being no comments, the floor was closed.

**ADJOURNMENT:**

There being no further business, Ralph Daugherty made the motion to adjourn the meeting. Seconded by Henry Tyson, the meeting was adjourned at 8:37 p.m.

Respectfully submitted,

Brenda C. Gohn  
Secretary

