

**Planning Commission  
CHANCEFORD TOWNSHIP**

**MEETING DAY & TIME:** October 17, 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, Mark Bupp, and John Urey.

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

There was a quorum present.

**APPROVAL OF MINUTES:**

Ralph Daugherty made the motion to waive the reading of the minutes of 9/19/06 and to approve the same as written. Seconded by Bruce Miller, motion carried unanimously.

**SUBMITTALS AND SKETCH PLANS:**

Chris Carr on behalf of his father, David Carr, submitted a seven lot final plan #L-5099 of property located along Brownton and Sechrist Flat Roads.

Robert Burchett was in attendance to present a sketch plan for approval. Mr. Burchett would like to subdivide off a ten-acre prime farmstead. However, the sketch is not showing the required 150' road frontage. The Township Engineer suggested providing the required 150' at the road with a farming easement.

In addition, Mr. Burchett would like to subdivide 4 residential lots from this property. Three lots would have access by way of a private right-of-way and the fourth lot would access off Laurel Road. Mr. Burchett was made aware he will need to request from the Board of Supervisors a modification to Section 703.a2(a) in order to do this.

Bruce Miller made the motion to recommend granting the modification. Seconded by Ralph Daugherty, motion carried.

**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 Mark Bupp, 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.

David E. Gemmill Land Development Plan #L-4547-1 – Ralph Daugherty made the motion to approve the plan conditional on the comments being addressed. Seconded by Bruce Miller, motion carried unanimously.

The comments are as follows:

1. Owner's notarized signatures need to appear on the plan (Section 601h).
2. A recommended waiver from the requirement of Section 601m (plan orientation).
3. Dated signatures and seals of the Professional Land Surveyor and/or Professional Engineer need to appear on the plan.
4. Minor stormwater management issues needing approved by Township Engineer.

Cool Country Properties Preliminary Plan #060619 – Bruce Miller made the motion to table the plan due to lack of representation. Seconded by Mark Bupp, motion carried unanimously.

Fern L. Keener Final Plan #L-5087 – Ralph Daugherty made the motion to table the plan due to the number of comments needing to be addressed. Seconded by Bruce Miller, motion carried unanimously.

The comments are as follows:

1. A recommended waiver from the requirement of Section 410 (preliminary plan requirement).
2. A recommended partial waiver from the requirement of Section 601f (providing accurate dimensions on the boundary of the residual Lot 3 and associated road rights-of-way traversing Lot 3).
3. A recommended waiver from the requirement of Section 705.d (a 300' minimum street centerline radius for a collector street).
4. A recommended waiver from the requirement of Section 716.a (double frontage lots).
5. A recommended waiver with conditions from the requirement of Section 501.c (topography at five foot intervals).
6. DEP approval of planning module.
7. Need dimensions on stormwater management facilities (Section 602.e and 712.g).
8. A recommended waiver from the requirement of Section 709.d (proposed driveways to be shown and safe stopping sight distance to be calculated for each).

9. Driveways need to be inspected by Zoning Officer to verify adequacy.
10. Verify proposed driveways will meet slope requirements.
11. A recommended waiver from the requirement of Section 716.a (depth versus width).

The Township Engineer commented that the intersection of Garner and Brogueville Roads has terrible sight distance. Also, Garner Road should be 16' wide to provide for two-way traffic.

**REZONING REQUEST:**

Todd Leach was present to request rezoning of a 13-acre lot along Tommy's Road from Agricultural to Rural Residential.

The Planning Commission did not feel there was justification for rezoning this property at this time since it is being farmed and there is not a need for more residential land. He was made aware of the possibility of buying dwelling rights, but would need to verify total acreage as of July 3, 1979.

**FLOOR OPENED TO PUBLIC:**

There being no comments, the floor was closed.

Bruce Miller had a question regarding the following scenario: if someone had two lots, one with low-quality soils and one in the woods, on which lot would the Planning Commission feel it was more appropriate to build. It was the consensus of the Commission that the lot of low-quality soils was more appropriate.

**AVA PROPERTIES SITE VISIT:**

After the site visit, Mark Bupp and Bruce Miller felt that the four oversized lots were not harmful. The owner is going to leave the remaining two dwelling rights with the residual.

**ADJOURNMENT:**

There being no further business, Ralph Daugherty made the motion to adjourn the meeting. Seconded by Bruce Miller, the meeting was adjourned at 9:04 p.m.

Respectfully submitted,

Brenda C. Gohn  
Secretary

