

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: September 19, 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 and Mark Bupp.

Others present: Township Engineer Casey Deller, 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 8/15/06 and to approve the same as written. Seconded by Bruce Miller, motion carried.

SUBMITTALS AND SKETCH PLANS:

Ava Properties submitted a sketch plan for review of property located along Hake and Glen Allen School Roads. Since the plan proposes five oversized lots, the Planning Commission felt it necessary to have two members, Bruce Miller and Mark Bupp, do a site visit along with the owners of the property or the project manager.

Wagn Kierkegaard and his son were present to inquire about erecting a 24' x 60' building to house equipment, vehicles and area relating to horse activities with living quarters for caretakers.

He was advised to do a stormwater management plan showing a new well and septic system. Mr. Kierkegaard was made aware that this use may require using a building right and if required should be noted on plan.

SUBDIVISION PLANS FOR REVIEW:

Michael V. and Tanya L. Burger Final Plan #06016 – Bruce Miller made the motion to approve the plan contingent on the comments being addressed. Seconded by Ralph Daugherty, motion carried. The comments are as follows:

1. The Zoning Officer needs to verify the adequacy of the driveway.
2. A use and maintenance agreement for the driveway.
3. A recommended waiver from the requirement of Section 716.a (depth versus width).

Concord Commons/McNeal Property– Bruce Miller made the motion to table the plans per the developer’s request. Seconded by Ralph Daugherty, motion carried.

David E. Gemmill Land Development Plan #L-4547-1 – Ralph Daugherty made the motion to table the plan due to the number and context of the comments. Seconded by Bruce Miller, motion carried. 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. Verification of the existing facility’s adequacy to receive any increase in wastewater flows needs to be provided. (Section 602c).
4. Signatures and seals of the Professional Land Surveyor and/or Professional Engineer need to appear on the plan.
5. Stormwater management needs to be addressed further.
6. Construction details of all proposed facilities should be added to the plan.
7. Need more clarification from PaDEP as well as developer regarding the grease trap and its connection to the stormwater management system.
8. The existing and proposed locations of the dumpster pad should be clearly shown on the plan.
9. The loading zone should be delineated and labeled on the plan.

Cool Country Properties Preliminary Plan #060619 – Bruce Miller made the motion to table the plan due to the lack of comments from York County Planning Commission. Seconded by Mark Bupp, motion carried.

Terry Sutton was present to discuss adding two additional buildings to the Brogue Center. The Commission feels there is no problem in doing this as long as he can provide the required parking spaces.

Reed E. and Mary Ann Shaull Final Plan #05-024 was not accepted as a submittal nor were the planning modules approved to be sent into DEP. The Commission feels that Mr. Shaull needs to justify the oversized lot with regards to the regulations of the recently adopted ordinances. It was commented that Mr. Shaull may need to downsize his lot and use three dwelling rights to meet the ordinances.

Fern L. Keener submitted a six lot final plan #L-5087 of her property located along Akins, Brogueville, and Garner Roads.

Ralph Daugherty made the motion to approve sending the planning modules into PaDEP for approval. Seconded by Bruce Miller, motion carried.

AGRICULTURAL SECURITY AREA:

After review and discussion, Ralph Daugherty made the motion to recommend approval of the following additions to the Agricultural Security Area:

Gary J., Lori Ann, and Jo Carol Wolford	EM-65	74.48 acres
Gary J. and Patsy M. Wolford	EM-66	68.96 acres
Ronald L. Ranck	GO-17	130.20 acres

Seconded by Bruce Miller, motion carried unanimously.

ADJOURNMENT:

There being no further business, Ralph Daugherty made the motion to adjourn the meeting. Seconded by Mark Bupp, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary

