

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: December 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, Mark Bupp, and John Urey.

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 11/21/06 and to approve the same as written. Seconded by Bruce Miller, motion carried.

SUBMITTALS AND SKETCH PLANS:

Steven Smith of 1875 Delta Road was present with a sketch plan. He would like to subdivide a one acre lot from his property. There is an existing driveway. However, John Shanbarger suggested showing an additional driveway off Delta Road. He was also made aware that he will need an approved septic site. He was advised to verify that he has the required road frontage and that there is an additional dwelling right available.

Mark Wagner was present with a sketch plan. Mr. Wagner would like to build a new house without subdividing off the existing house. He was advised that he has two options - - tear down the existing house or subdivide the existing house off the property. If he chooses to subdivide, he will need to locate any proposed future building lots.

SUBDIVISION PLANS FOR REVIEW:

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

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

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

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

Clover Hill Manor Final Plan #L-5099 - Ralph Daugherty made the motion to recommend granting the four waivers and to approve the plan contingent on the comments being addressed.

1. A recommended waiver from the requirement of SALDO Section 410 (preliminary plan).
2. A recommended waiver from the requirement of SALDO Section 705.d (a 300' minimum street centerline radius for a collector street).
3. A recommended waiver from the requirement of SALDO Section 716.a (depth versus width).
4. A recommended waiver from the requirement of SALDO Section 809 (street lights).
5. Submission and approval of an Erosion and Sedimentation Control Plan (SALDO Section 602.a).
6. Planning module approval by PA DEP and the Township SEO (SALDO Section 503).
7. Seepage pit and driveway locations need to be shown on plan as well as house square footage to verify shown seepage pit sizes.
8. Site review.

Seconded by Bruce Miller, motion carried unanimously.

Reed and Mary Ann Shaul Final Plan #05-024 - Ralph Daugherty made the motion to recommend granting the two waivers and to approve the plan contingent on the comments being addressed.

1. A recommended waiver from the requirement of SALDO Section 601.c (topography).
2. A recommended waiver from the requirement of SALDO Section 601.d (boundaries).
3. Planning module approval by PA DEP and the Township SEO (SALDO Section 503).
4. The adequacy of the proposed driveway location needs to be verified by the Township Zoning Officer.
5. Owner's notarized signature needs to appear on the plan (SALDO Section 601.h).
6. Approval of the Erosion and Sedimentation Control Plan by the York County Conservation District if plan is required.
7. The plan should dedicate additional right-of-way necessary for curves on Reed Road to comply with SALDO Section 705.d.
8. As an aside note, the Township should determine if improvements to Reed Road, currently an 8' wide stone road, are warranted.

Joseph B. McWilliams Final Plan #605672.03 - Ralph Daugherty made the motion to table the plan due to the number of comments needing to be addressed.

1. A recommended waiver from the requirement of SALDO Section 601 (scale).
2. A recommended waiver from the requirement of SALDO Section 601.m (orientation).
3. A recommended waiver from the requirement of SALDO Section 705 (dedication of road right-of-way along Brogueville Road).
4. Owner's notarized signature needs to appear on the plan (SALDO Section 601.h).
5. Septic system location needs to be shown on Lot #2.
6. Regarding the wetlands, put note on plan stating that the inventory map was used as the source to determine that there are no wetlands.
7. Reword note #14 concerning the Soil and Erosion Sedimentation Control Plan with regards to the future construction of the access drive.
8. Driveway Use and Maintenance Agreement needs to be provided for Lot #1.
9. Add the words "when constructed" behind the word drive on note #17.
10. Correct note #1 to read 25' wide access drive.
11. DEP Request for Planning Waiver and Non-Building Declaration form is required.
12. Add note to plan regarding SALDO Section 703.a(2)d (soil erosion).
13. Add note to plan to comply to SALDO Section 709.d
14. Seal and signature of surveyor need to appear on plan (SALDO Section 601 .a).
15. Word note #12 as per Township Ordinance (non-conforming structure).
16. Note on plan as to whether fence is to be removed or remain.
17. Add East Hopewell boundary on plan.
18. *Add note on plan concerning the rock ledge behind the house with regards to dedicated right-of-way.*

Seconded by Bruce Miller, motion carried unanimously.

FLOOR OPENED TO PUBLIC:

J.C. and Carol Hale were present to voice their concerns about AVA properties developing an eight acre parcel next to their farm. Mr. Hale is concerned how this will affect the farming of his property. Mr. and Mrs. Hale were advised that no official subdivision plan has been submitted but he does have the right to do this since it is an eight acre parcel with two building rights.

Floor closed.

ADJOURNMENT:

There being no further business, Ralph Daugherty made the motion to adjourn the meeting. Seconded by Mark Bupp, the meeting was adjourned at 9:49 p.m.

Respectfully submitted,

Brenda C. Gohn Secretary