

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: January 16, 2007

Bruce Miller 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. Miller led those in attendance in the pledge to the flag.

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

Members absent: Chairman John Shanbarger

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

There was a quorum present.

A motion was made by Ralph Daugherty to retain John Shanbarger as Chairman. Seconded by John Urey, motion carried.

A motion was made by Henry Tyson to retain Bruce Miller as Vice-chairman. Seconded by Ralph Daugherty, motion carried.

APPROVAL OF MINUTES:

Ralph Daugherty made the motion to waive the reading of the minutes of 12/19/06 and to approve the same as written. Seconded by John Urey, motion carried.

SUBDIVISION PLANS FOR REVIEW:

Fern L. Keener Final Plan #L-5087 – Henry Tyson made the motion to table the plan on the condition that the time extension waiver is filed by January 17, 2007. Seconded by Ralph Daugherty, motion carried.

Joseph B. McWilliams Final Plan #605672.03 – Henry Tyson made the motion to approve the plan contingent on the following comments being addressed:

1. Owner's notarized signature needs to appear on the plan (SALDO Section 601.h).
2. Driveway Use and Maintenance Agreement needs to be provided for Lot #1.
3. Clarify Note #16 and #1 regarding access drive.
4. Seal and Signature of surveyor needs to appear on plan (SALDO Section 601.a).

Seconded by Ralph Daugherty, motion carried.

Henry Tyson made the motion to recommend granting the following waivers:

1. A recommended waiver from the requirement of SALDO Section 601 (scale).
2. A recommended waiver from the requirement of SALDO Section 601.c (topography).
3. A recommended waiver from the requirement of SALDO Section 601.m (orientation).
4. A recommended waiver from the requirement of SALDO Section 705 (33' dedication of road right-of-way along Brogueville Road) due to the physical limitations of the rock ledge behind the house.

Seconded by Ralph Daugherty, motion carried.

FLOOR OPENED TO PUBLIC:

Frank Shaffer and his son, Brian Shaffer, were present to inquire about a LDP for his recorded Community Plan (24 acres in Felton Borough/Chanceford Township with four allowed land units.) According to Mr. Shaffer, this plan was allowed under the PA Uniform Property Community Act. He presently has created one land unit and would like to create another one using Felton Borough's public sewer system.

Vice-chairman Bruce Miller felt more information is needed in order to make informed decisions since this is relatively new.

Mr. Shaffer was advised to come back to the Planning Commission with the plan showing what he intends to do as well as any information he has on PUPCA.

Dr. Edward Grissinger stated that there were questions raised about landfills in Chanceford Township. Dr. Grissinger stated he would be glad to give a quick, brief run down at a later date as to where we are today. The Secretary was directed to schedule time at a meeting.

Bruce Miller announced for the Commission's information that there were some residents present that have interest in the actions of the Planning Commission and how the process works. They may have a desire to fill the vacancy on the Planning Commission.

David Hively was present to inquire about subdividing a one acre lot from his parent's 125 acre parcel. He presented a sketch plan showing two possible lot locations. One would be located using an existing access drive creating a pan handle approximately three-tenths of a mile long and the other lot at the corner of Hively Road and his parent's driveway. It was the consensus of the Commission that either way, he would be using prime soils and therefore, either option is acceptable.

Floor closed.

In-laws quarters was discussed with regards to creating regulations for these quarters. Possible solutions were discussed such as, limit the size of the unit, the unit must be attached to the existing house, only permit by special exception with renewal every year or look at a certain percentage of common wall. Also, spell out time frame from the distinguishment of an in-laws quarters to converting it back when no longer needed. This will be discussed next month.

Henry Tyson brought up the issue of outdoor furnaces with regards to residential areas. The Secretary was directed to obtain information and send it along with the minutes.

ADJOURNMENT:

There being no further business, Ralph Daugherty made the motion to adjourn the meeting. Seconded by Henry Tyson, the meeting was adjourned at 8:52 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary

