

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: February 20, 2007

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, Thomas Gizzi, Mark Bupp, and John Urey.

Others present: Township Engineer Casey Deller 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 1/16/07 and to approve the same as written. Seconded by Bruce Miller, motion carried unanimously.

SUBMITTALS AND SKETCH PLANS:

Henry Tyson submitted a sketch plan of his property (GM-18) located along Canning House Road. Mr. Tyson would like to subdivide this property into two parcels, one being approximately fifty acres and the other seventy acres. He was advised to proceed.

Also, Mr. Tyson has land rental lots on his property (FM-40H). Lot #2 has a right-of-way that is being used solely by Lot #1. Mr. Tyson would like to subdivide the right-of-way off Lot #2 and put it with Lot #1. However, in doing this, Lot #2 will then have approximately 700 square feet less than the required 40,000 square feet. The Planning Commission advised him he could proceed if he so desired since Lot #2 would have minimum square footage less than required.

Henry Tyson joined the Planning Commission at the table at 7:25 p.m.

Clark Craumer of Stahlman & Stahlman, Inc. and Mark Roberts were present to submit a 4-lot Preliminary/Final Plan #A-06-014 of Mr. Roberts' property located along Hake, Glen Allen School, and Hilltop Roads.

Mr. Roberts was advised he will need to show the proposed locations of the two remaining dwelling rights on the plan. For justification of the lot sizes, true soils and topography should be shown on the plan as well as possibly obtaining a letter from the Sewage Enforcement Officer regarding the difficulty in finding areas to locate the septic systems. He will be requesting his dwelling right on Lot #2 be transferred to Lot #1.

SUBDIVISION PLANS FOR REVIEW:

Ronald Keener was present to discuss a waiver from the requirement of having to widen Garner Road for a length of 750 – 800 feet. It was the consensus of the Planning Commission that he will need to improve Garner Road because he is creating the increase in traffic.

Concord Commons Preliminary LDP #2022.001 – Bruce Miller made the motion to table the plan on the condition that the time extension waiver is filed by March 12, 2007. Seconded by Ralph Daugherty, motion carried unanimously.

McNeal Property Final Plan #2022.001 – Ralph Daugherty made the motion to table the plan on the condition that the time extension waiver is filed by March 12, 2007. Seconded by Bruce Miller, motion carried unanimously.

Cool Country Properties Preliminary Plan #060619 – Bruce Miller made the motion to table the plan. Seconded by Ralph Daugherty, motion carried unanimously.

Fern L. Keener Final Plan #L-5087 – Ralph Daugherty made the motion to table the plan on the condition that, if necessary, another time extension waiver is filed by March 20, 2007. Seconded by Bruce Miller, motion carried unanimously.

FLOOR OPENED TO PUBLIC:

LANDFILLS PRESENTATION:

Dr. Edward Grissinger handed out informational materials and gave a very informative presentation on landfills and how York County Solid Waste Authority evolved as a result of them.

Floor closed.

ADJOURNMENT:

There being no further business, Bruce Miller made the motion to adjourn the meeting. Seconded by Ralph Daugherty, the meeting was adjourned at 9:42 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary