

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: March 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 and Mark Bupp.

Members absent: Henry Tyson, Thomas Gizzi, 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 2/20/07 and to approve the same as written. Seconded by Bruce Miller, motion carried.

SUBMITTALS AND SKETCH PLANS:

Steven N. and Jayme K. Smith submitted a final plan #070109 of their property located along Delta Road. The plan was accepted for review.

Jill Beck was present with a sketch plan of her property located along Lucky Road. Ms. Beck would like to subdivide off the existing house with approximately two acres. She was advised that she could do this under Section 207.11 (Prime Farmstead Exemption). However, she was advised to contact the Assessment Office and obtain in writing what she is allowed to do under the Clean and Green regulations.

Attorney Bupp telephoned at 7:30 p.m. to discuss the two Zoning Hearing applications listed on the agenda.

Frank Shaffer Family Limited Partnership – Attorney Bupp made the Commission aware that Mr. Shaffer will need to submit a subdivision plan/Land Development Plan for approval by the Township. Mr. Shaffer is willing to do that and has agreed to sign an agreement to that effect.

Chanceford Aviation Properties – Attorney Bupp feels that this is an expansion and that it needs to go to the Zoning Hearing Board as required under Section 312C(2) (Extension or Expansion).

Tarry Bratton was present with a sketch plan of his property along Reed's Road. Mr. Bratton inquired about building another house on his property without subdividing in order to house a horse trainer. He was advised he will need to subdivide to comply with the Zoning Ordinance.

Wanda Morris submitted a two lot final plan #L-5138 of her property located along Gum Tree Road. The plan was accepted for review.

Robert C. and Lona J. Myers submitted a two lot final plan #L-5141 of their property located along Myers Road. The Commission wants it noted on the plan that the one time prime farmstead exemption has been used with this plan. The plan was accepted for review.

SUBDIVISION PLANS FOR REVIEW:

AVA Properties Preliminary/Final Plan #A-06-014 – Bruce Miller made the motion to recommend granting a waiver from the requirement of SALDO Section 501c (contours). Seconded by Ralph Daugherty, motion carried.

Ralph Daugherty made the motion to approve the plan contingent on the following comments being addressed:

1. The township needs to verify the adequacy of the proposed locations of the driveway (Section 308e).
2. Planning module approval by DEP and Township SEO (Section 602c).
3. Stormwater Management report needs to be submitted for review (Section 602e).
4. A driveway Use and Maintenance Agreement for Lot 3 and 4 if deemed necessary by Township Solicitor.

Seconded by Bruce Miller, motion carried.

Bruce Miller made the motion to send the planning modules into DEP for approval. Seconded by Ralph Daugherty, motion carried.

SUBDIVISION PLANS TO BE TABLED:

Concord Commons Preliminary LDP #2022.001 – Ralph Daugherty made the motion to table the plan. Seconded by Mark Bupp, motion carried.

McNeal Property Final Plan #2022.001 – Mark Bupp made the motion to table the plan. Seconded by Ralph Daugherty, motion carried.

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

Fern L. Keener Final Plan #L-5087 – Ralph Daugherty made the motion to table the plan. Seconded by Mark Bupp, motion carried.

ZONING HEARING APPLICATIONS:

Chanceford Aviation Properties – Bruce Eveler stated that there is case law in Pennsylvania that the airport is a pre-existing nonconformity and they are covering storage which is an allowed use. Furthermore, Mr. Eveler feels that the airport is the primary use with the hangers being an accessory use.

There are two issues. First whether the hangers are a primary or accessory use. Secondly, whether or not the Special Exception was needed.

After review of the Ordinance and discussion, the Commission concluded that the hangers are an accessory use to the airport.

It was the consensus of the Commission, however, that a Special Exception is required.

The Commission recommended approval as long as he meets all the requirements of Section 312C(2).

Frank N. Shaffer Family Partnership – After listening to Attorney Bupp's explanation that while PA Uniform Planned Community Act 68 describes creation of a planned community from an entire lot or parcel as an action which in and of itself is not a subdivision, the creation of a planned community falls within the definition of land development under Section 303 of the Chanceford Township Subdivision and Land Development Ordinance, the Commission agreed that Mr. Shaffer does need to subdivide his property in order to comply with Sections 201 and 203 of the Chanceford Township Subdivision and Land Development Ordinance.

ADJOURNMENT:

There being no further business, Ralph Daugherty made the motion to adjourn the meeting. Seconded by Mark Bupp, the meeting was adjourned at 9:53 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary