

**Planning Commission  
CHANCEFORD TOWNSHIP**

**MEETING DAY & TIME:** April 17, 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, Henry Tyson, John Urey, 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 3/20/07 and to approve the same as written. Seconded by Bruce Miller, motion carried.

**SUBMITTALS AND SKETCH PLANS:**

Daniel Redmond, 2032 Furnace Road, was present with a sketch plan to inquire about adding 1.237 acres to his .758 acre property. He was told that he can only enlarge his property to a maximum of 45,000 sq. ft. He was informed, however, the he could add an acre of land to his property if he obtained a building right, meeting the soils criteria, to go with it.

James P. Ropp, 810 Oak Hollow Road, was present with a sketch plan to inquire about subdividing his 25 ½ acre property (HM 149) into two lots - - one lot approximately twelve acres and one lot approximately thirteen acres. Since this parcel would fall under the Prime Farmstead Exemption, he was given the okay to proceed. He was also advised to make sure that an access was provided for the pan handle.

**SUBDIVISION PLANS FOR REVIEW:**

Steven N. and Jayme K. Smith Final Plan #070109 – John Urey made a motion to table the plan due to the number of outstanding comments needing addressed. Seconded by Bruce Miller, motion carried unanimously. The comments are as follows:

1. An access and maintenance agreement prepared and reviewed by the Township Solicitor is needed for Lots 1 and 2 (s.601.f).
2. The owner's notarized signature needs to appear on the plan (s.601.h).
3. DEP planning module approval

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4. Document verifying that the stormwater calculations work.
5. A PennDOT Highway Occupancy Permit is required for the shared driveway (s.602.h).
6. Easements should be created for the two overhead telephone/electric lines on the property (s.713).
7. A recommended waiver from the requirement of Section s.601 (scale).
8. A recommended waiver from the requirement of Section s.601m (plan orientation).

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

Wanda J. Morris Final Plan #L-5138 – Bruce Miller made the motion to table the plan due to the number of outstanding comments, planning module approval, and clarification of the access. Seconded by Ralph Daugherty, motion carried unanimously.

The comments are as follows:

1. Township needs to verify the adequacy of the driveway location (s.308.e).
2. DEP planning module approval (s.502.e).
3. Owner's notarized signature needs to appear on the plan (s.601.h).
4. Signed Use and Maintenance Agreement for the private access.
5. Stormwater management needs to be addressed (s.712).
6. Surveyor's signed and dated certification (s.601.a).
7. A recommended waiver from the requirement of Section s.601.c (contour intervals).
8. A recommended waiver from the requirement of Section s.716.a (depth versus width).

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

Robert C. and Lona J. Myers Final Plan #L-5141 - Ralph Daugherty made the motion to table the plan due to the number of outstanding comments. Seconded by Bruce Miller, motion carried unanimously.

The comments are as follows:

1. Note must appear on the plan that the Prime Farmstead Exemption option is being utilized for the creation of Lot #2 from Lot #1.
2. The dwelling rights table needs to be clarified as - -  
Lot 146A has 1 existing – 1 remaining  
Lot 1 has 1 existing – 2 remaining  
and the plan needs to show that proposed lot #5 to be located on Lot #2 can be located on low quality soils.

3. A Request for Planning Waiver and Non-building Declaration is required (s.502.e).
4. Surveyor's signed and dated certification (s.601.a).
5. Owner's notarized signatures need to appear on the plan (s.601.h.)
6. Show existing 33' right-of-way at curve on Myers Road.
7. The plan needs to show the location of the two concrete monuments (s.714).
8. The north arrow should indicate whether it represents true or magnetic.
9. A recommended waiver from the requirement of Section s.501.c (topography).

**SUBDIVISION PLANS TO BE TABLED:**

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

McNeal Property Final Plan #2022.001 – Bruce Miller made the motion to table the plan. Seconded by Henry Tyson, motion carried.

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

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

**FLOOR OPEN TO PUBLIC:**

Christopher Carr (Clover Hill Manor Final Plan #L-5099) – Mr. Carr was present to ask the Commission to resubmit the planning modules for this subdivision due to the fact that DEP is requesting alternate tested sewage replacement areas on each lot.

Bruce Miller made the motion to resubmit the planning modules to address the alternate sites. Seconded by Ralph Daugherty, motion carried unanimously.

Floor closed.

**IN-LAWS QUARTERS:**

After discussion, Jeff Koons stated he will draft something for the next meeting.

**ADJOURNMENT:**

There being no further business, Ralph Daugherty made the motion to adjourn the meeting. Seconded by John Urey, the meeting was adjourned at 9:26 p.m.

Respectfully submitted,

Brenda C. Gohn  
Secretary

