

**Planning Commission  
CHANCEFORD TOWNSHIP**

**MEETING DAY & TIME:** May 15, 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, 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 4/17/07 and to approve the same as written. Seconded by Henry Tyson, motion carried unanimously.

**SUBMITTALS AND SKETCH PLANS:**

Jerone K. and Rebecca S. Hively Final Plan #070208 was submitted.

Engineer Dave Simpson did comment that the lot is oversized due to needing additional land to accommodate an alternate septic site.

The plan was accepted for review.

John Urey made the motion to approve sending the planning module into DEP for approval. Seconded by Henry Tyson, motion carried unanimously.

Daniel Redmond was present to discuss a sketch plan. He would like to add one-fourth acre to the back of his property which will bring it up to 45,000 sq. ft. He also inquired about squaring off his lot but it would create an oversized lot requiring an additional dwelling right. It was suggested that if he pursues acquiring an additional acre with a dwelling right, he should do both at the same time to make it cost efficient.

Robert Burchett was present with a seven lot sketch plan of his property along Laurel Road. It was reviewed and discussed. Mr. Burchett was told he can proceed.

Julie Heindel was present to inquire about tearing down an existing barn and replacing it with a modular at the same location. She was advised she will need to subdivide a lot off. However, she was made aware that putting the modular at the barn location, she may exceed the maximum 45,000 square foot lot allowed. Therefore, she was advised to subdivide the lot keeping it closer to the road and to disregard the barn because if it should encroach setbacks, it will

be noted on the plan that it is going to be torn down. Also, she was made aware that if she uses the existing driveway, she will need a signed Use & Maintenance Agreement. She was told she could proceed.

**SUBDIVISION PLANS FOR REVIEW:**

Steven N. and Jayme K. Smith Final Plan #070109 – Henry Tyson made the motion to recommend the following waivers be granted:

1. Waiver from the requirement of Section s.601 (scale).
2. Waiver from the requirement of Section s.601m (plan orientation).

Seconded by Ralph Daugherty, motion carried unanimously.

Ralph Daugherty made the motion to approve the plan conditional on the following four outstanding comments being addressed:

1. A Use & Maintenance Agreement prepared and reviewed by the Township Solicitor 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.
4. Verifying stormwater calculations.

Seconded by Mark Bupp, motion carried unanimously.

Wanda J. Morris Final Plan #L-5138 – Ralph Daugherty made the motion to recommend the following waivers be granted:

1. Waiver from the requirement of Section 703.a 2(a) (number of lots using private access).
2. Waiver from the requirement of Section s.601.c (contour intervals).
3. Waiver from the requirement of Section s.716.a (depth versus width).

Seconded by Henry Tyson, motion carried.

Ralph Daugherty made the motion to approve the plan conditional on the following three outstanding comments being addressed:

1. DEP Planning Module approval.
2. A signed Use & Maintenance Agreement for the private access.
3. Stormwater management needs to be addressed.

Seconded by Henry Tyson, motion carried.

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

**SUBDIVISION PLANS TO BE TABLED:**

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

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

**FLOOR OPEN TO PUBLIC:**

Floor was opened and closed.

**IN-LAWS QUARTERS:**

Jeff Koons' draft was reviewed and discussed. Since the Planning Commission could not reach a consensus of how this use should be regulated, it will be discussed at the next meeting.

**PRIME FARMSTEAD:**

Prime Farmstead was discussed at length and the majority of the Planning Commission feels this needs to be reviewed again to make certain it is written the way it was intended.

**ADJOURNMENT:**

There being no further business, John Urey made the motion to adjourn the meeting. Seconded by Ralph Daugherty, the meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Brenda C. Gohn  
Secretary