

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: June 19, 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 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:

Henry Tyson made the motion to waive the reading of the minutes of 5/15/07 and to approve the same as written. Seconded by Ralph Daugherty, motion carried unanimously.

SUBMITTALS AND SKETCH PLANS:

James P. and Yvonne L. Ropp submitted a two lot Final Plan # L-5164 of their property located along Oak Hollow and Myers Roads. Plan was accepted for review.

Heindel Family Farms submitted a two lot Final Plan #070396 of their property located along Good Road. Plan was accepted for review.

Daniel F. and Patricia B. Redmond and Henry L. and Mattie B. Kinsinger submitted a three lot Final Plan #3901-SDF.1 of their properties located along Furnace Road. Plan was accepted for review.

Nevin Fisher, Jr. was present on behalf of Elsie Robinson and Nathan Fitzkee to inquire about subdividing a lot from the Robinson property to be added to the Fitzkee property which is .82 acres. Mr. Fisher was made aware that the lot must be kept at 45,000 gross square feet. He was given the okay to proceed.

Joseph Fullam was present to inquire about subdividing his property located along Cramer, Wise, and Laurel Roads. He would like to subdivide one forty acre lot and one nine acre lot with Laurel Road being the natural divider. He was informed that he would need to acquire a dwelling right for the nine acre lot since there are no remaining dwelling rights. Also, he would need to qualify for the Prime Farmstead Exemption regulations.

SUBDIVISION PLANS FOR REVIEW:

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Robert C. and Lona J. Myers Final Plan #L-5141 - Ralph Daugherty made the motion to recommend granting the waiver and to approve the plan contingent on the comments being addressed.

1. A recommended waiver from the requirement of SALDO Section 501.c (Contours).
2. Planning Waiver and Non-Building Declaration needs to be signed by SEO.
3. Take lot numbers off the plan for the proposed future lots and add note stating these lots are not approved for subdivision.

Seconded by Henry Tyson, motion carried. Bruce Miller abstained from voting.

Jerone K. and Rebecca S. Hively Final Plan #070208 – Ralph Daugherty made the motion to recommend granting the following waivers:

1. SALDO Section 601 (scale).
2. SALDO Section 601m (orientation).
3. SALDO Section 716.a (depth versus width ratio).
4. SALDO Section 716.a (property line being radial to the street right-of-way line).

Seconded by Bruce Miller, motion carried.

Bruce Miller made the motion to approve the plan contingent on the following comments being addressed:

1. Change wording on Dwelling Rights Table as it appears on the Engineer's comment letter.
2. Owner's notarized signatures.
3. Planning Module approval.
4. Stormwater Management – increase size of basin for driveway.

Seconded by Ralph Daugherty, motion carried unanimously.

SUBDIVISION PLANS TABLED:

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

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

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

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

FLOOR OPENED TO PUBLIC:

Earl Dettinger was present to inquire about transferring two dwelling rights from his property GN-5A to his property GN-1. He was advised he may transfer the rights as long as he can meet the requirements of equal or lesser quality soils (Section 207.10).

Floor closed.

ZONING ORDINANCE AMENDMENTS:

Jeff Koons discussed adding to the Ordinance "Small Scale Contractor's Office." Jeff will add wording to Section 418 for review next month.

The Commission discussed the Prime Farmstead Exemption as to whether it is adequate as written. It was determined by the Commission that it is.

ADJOURNMENT:

There being no further business, Ralph Daugherty made the motion to adjourn the meeting. Seconded by Mark Bupp, the meeting was adjourned at 9:35 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary