

**Planning Commission  
CHANCEFORD TOWNSHIP**

**MEETING DAY & TIME:** August 21, 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 (arrived 7:10 p.m.), Members Ralph Daugherty, Henry Tyson, Mark Bupp, and John Urey.

Members absent: Thomas Gizzi

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 7/17/07 and to approve the same as written. Seconded by Henry Tyson, motion carried.

**SUBMITTALS AND SKETCH PLANS:**

Charles Hepfer of 11921 Pomraning Road (Tax Map GN, Parcel 6B, 6.17 acres) was present to inquire about subdividing 1  $\frac{3}{4}$  acres from his property. It was determined that property is not farmable. The Commission advised Mr. Hepfer to proceed.

**SUBDIVISION PLANS FOR REVIEW:**

Heindel Family Farms Final Plan #070396 – Ralph Daugherty made the motion to approve the plan contingent on the following comments being addressed:

1. Owners notarized signature needs to appear on the plan (SALDO Section 601h).
2. Stormwater management – a few minor corrections remain that will be resolved between Casey Deller and Martin Hof of JMT.
3. Furnish either a copy of the PennDOT permit for access to Good Road or a certification from an engineer that such a permit can be acquired (SALDO Section 602h).
4. The dated signatures and seals of the professional land surveyor and/or professional engineer responsible for the plan must appear on the plan prior to final approval.

Seconded by Henry Tyson, motion carried.

Robert B. and Judy K. Burchett Final Plan #L-5168 – Bruce Miller made the motion to table the plan due to the lack of a revised plan. Seconded by Henry Tyson, motion carried.

McNeal Property Final Plan #2022.001 – Bruce Miller made the motion to approve the plan contingent on the following comments being addressed:

1. Owners notarized signatures need to appear on the plan (SALDO Section 601h).
2. The dated seals of the professional land surveyor and/or professional engineer responsible for the plan must appear on the plan prior to final approval.
3. A merger agreement is required for Lot #2 to be joined to the adjacent Cornerstone property.

Seconded by Ralph Daugherty, motion carried. John Shanbarger abstained.

Ralph Daugherty made the motion to recommend the following waivers be granted:

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

Seconded by Bruce Miller, motion carried. John Shanbarger abstained.

#### **PLANS TO BE TABLED:**

Concord Commons Preliminary Land Development Plan #2022.001 – Ralph Daugherty made the motion to table the plan due to the lack of revised plans. Seconded by Henry Tyson, motion carried.

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

#### **PLAN FOR REVIEW:**

Fern L. Keener Final Plan #L-5087 – Bruce Miller made the motion to recommend the following waivers be granted:

1. Waiver from the requirement of SALDO Section 501.f and 601.f (providing accurate dimensions on the boundary of the residual Lot 3).
2. Waiver from the requirement of SALDO Section 705.d (minimum centerline radius of 300 feet on Lots 5,7&8 along Brogueville Road).
3. Waiver from the requirement of SALDO Section 716.a (double frontage lots).
4. Waiver from the requirement of SALDO Section 501.c (topography at 5 foot intervals).
5. Waiver from the requirement of SALDO Section 601.f (dimensioning of the entire rights-of-way traversing Lot 3).

6. Waiver from the requirement of SALDO Section 709.d (safe stopping distances calculations for proposed driveways).
7. Waiver from the requirement of SALDO Section 716.a (lot depths exceeding two times the average width).
8. Waiver from the requirement of SALDO Section 410 (preliminary plan).

Seconded by Henry Tyson, motion carried.

Ralph Daugherty made the motion to approve the plan contingent on the stormwater management issues being resolved. Seconded by Henry Tyson, motion carried.

### **FLOOR OPENED TO PUBLIC:**

David J. Hively was present to obtain approval to transfer a dwelling right from his property (GN 48) on Hively Road to his property (GN 29) on Gum Tree Road.

John Shanbarger made the motion to recommend to the Supervisors or whatever governing body has to grant the waivers that they approve the transfer of a dwelling right and that they grant the waiver from the requirement of a subdivision plan. Seconded by Henry Tyson, motion carried.

The above motion was rescinded by a motion from Henry Tyson. Seconded by John Shanbarger, motion carried.

Henry Tyson made the motion to recommend to the Supervisors that they approve the Hivelys transferring a building right from one farm to the other according to the Zoning Ordinance. Seconded by Bruce Miller, motion carried.

Edward Grissinger was present to discuss several businesses in his neighborhood which he feels should be investigated. Also, Mr. Grissinger requested wording be added to the Township Zoning Ordinance to show better commitment for the protection and preservation of neighborhoods.

John Shanbarger stated that the Commission will take a look at it but made Mr. Grissinger aware that it cannot be accomplished in a month.

The Secretary presented a letter and sketch plan that was sent to the Township by Atty. Jeffrey Rehmeier regarding the James M. McBride property at 10853 Gum Tree Road.

The Planning Commission was asked to make a determination on the feasibility of the subdivision as presented. The Planning Commission had no problem with the subdivision as long as it meets all the requirements of the SALDO and Zoning Ordinances.

However, one of the Planning Commission members, Mark Bupp, has a concern with the boundary lines not being correct since this parcel joins his property.

Floor closed.

**PROPOSED AMENDMENTS:**

The Planning Commission will hold work sessions to work on proposed amendments.

Jeff Koons will talk with the State Police concerning perimeters for enforcing noise.

**ADJOURNMENT:**

There being no further business, Ralph Daugherty made the motion to adjourn the meeting. Seconded by John Urey, the meeting was adjourned at 9:52 p.m.

Respectfully submitted,

Brenda C. Gohn  
Secretary