

**Planning Commission  
CHANCEFORD TOWNSHIP**

**MEETING DAY & TIME:** November 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 (arrived at 7:10 p.m.), Members Ralph Daugherty, Thomas Gizzi, Henry Tyson, and Mark Bupp.

Member absent: 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 10/16/07 and to approve the same as written. Seconded by Henry Tyson, motion carried.

**SUBMITTALS AND SKETCH PLANS:**

Nelson and Debra Horn were present to inquire about subdividing their fifteen acre property (EM-33G) located along Fake Road. However, there is a possibility there are no remaining dwelling rights. Casey Deller will verify this information. There were several alternatives suggested by the Planning Commission.

- a. Talk with one of the adjoining property owners about selling 40,000 sq. ft. with a dwelling right.
- b. Transfer 39,000 sq. ft. to an adjoining property owner and then in turn the adjoining property owner would transfer 40,000 sq. ft. back with a dwelling right.
- c. Could trade land with an adjoining property owner and do an add-on and subdivision on the same plan.

The Horns will attend the December meeting to discuss their options.

**SUBDIVISION 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 and representation. Seconded by Bruce Miller, motion carried unanimously.

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

These two plans were tabled at the last Planning Commission meeting of 10-16-07 but were erroneously omitted from the minutes. They were tabled as follows:

Concord Commons Preliminary Land Development Plan #2022.001 – Bruce Miller made the motion to table the plan due to the lack of revised plans and representation. Seconded by Mark Bupp, motion carried unanimously.

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

**PUBLIC COMMENT:**

Dr. Grissinger commented that he feels the Nuisance/Noise Ordinance has not been enforced for a long time. Also, he stated he does not want to see the Contractor's Office watered down.

John Shanbarger explained there are different types of contractor's office and the Planning Commission needs to define each one.

Dr. Grissinger commented that the home occupations are not being enforced. Jeff Koons explained that there is a Home Occupation and a No Impact Home Occupation.

Dr. Grissinger would like to see things improved but at the same time, adequate safeguards left in place to protect everyone's quality of life. Finally, he asked that the Planning Commission not approve something that cannot be enforced.

Floor closed at 7:53 p.m.

**PROPOSED AMENDMENTS:**

Nuisance/Noise Ordinance – John Shanbarger feels this ordinance has to have a method of measure. The draft ordinance was discussed. The Secretary was asked to notify the Township Solicitor that the Planning Commission is going to seriously consider recommending approval of the draft nuisance/noise ordinance. Therefore, if Attorney Bupp feels something should be changed, he should do so before next month. A bigger penalty was discussed but no decision made.

In-law Quarters – It was the consensus of all that there are no regulations needed.

Contractor's Office – It was discussed whether or not to use a dwelling right for this use. This will be discussed further at the next meeting.

Bruce Miller gave a statistical report on the Comprehensive Plan Community Survey that was sent out to the three municipalities.

**ADJOURNMENT:**

There being no further business, Ralph Daugherty made the motion to adjourn the meeting. Seconded by Thomas Gizzi, motion carried unanimously. The meeting was adjourned at 9:09 p.m.

Respectfully submitted,

Brenda C. Gohn  
Secretary

