

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: February 19, 2008

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, John Urey, and Mark Bupp.

Member 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 1/15/08 and to approve the same as written. Seconded by Bruce Miller, motion carried.

SUBMITTALS AND SKETCH PLANS:

Earl Dettinger was present to let the Planning Commission know that he did contact Mark Mills, soil scientist, to determine the property along Dettinger Road is not land of high quality. Mr. Mills reported to Mr. Dettinger that the land along this road has too many slopes, too rocky, too many springs and would never qualify for sewage systems. Mr. Dettinger stated there is a possibility that two lots at most could be located along Dettinger Road. However, along Lucky Road would be a better location and there is enough road frontage.

Mr. Dettinger would like to transfer two dwelling rights from GN-5A to GN-1 and leave one right with the residual on GN-5A. He would then like to subdivide six lots from GN-1 leaving one right with the residual.

He was advised to obtain a written recommendation from Mr. Mills so there is justification for the location of the lots along Lucky Road. The Commission will wait and see what Mr. Mills provides and at that time if necessary, several members will visit the site.

Esther Knisely submitted a two lot final plan #L-5041 of her property located along Furnace Road. The plan was accepted for review.

Jared Wotring submitted a four lot preliminary/final plan #3198-D-1 of his property located along Kauffman Road. In doing a cursory review of the plan, the Planning Commission felt the three proposed lots should have a common back line. Also, the twelve foot wide road is a concern. The plan was accepted for review.

SUBDIVISION PLANS TABLED:

Cool Country Properties Preliminary Plan #060619 – Bruce Miller made the motion to table the plan due to lack of representation and revised plans. Seconded by Ralph Daugherty, motion carried.

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

PUBLIC COMMENT:

Michael Mack of 26 Saddlebrook Drive was present to discuss his 10” x 16” shed that is in violation of the side setback.

The Township Solicitor suggested he go before the Zoning Hearing Board for a variance but the Zoning Officer felt that Mr. Mack should first come before the Planning Commission to discuss this issue.

After a lengthy discussion, Mr. Mack was advised to look at all the options to bring his shed into compliance rather than applying for a variance with the real possibility of it not being approved.

John Shanbarger also commented that the Planning Commission could make a statement but with no basis of the Ordinance to back it up, it would do no good.

Pitts Dockman was present to make the Planning Commission aware of what is transpiring with the airport since last discussed with the Planning Commission. He submitted a proposal, for the Planning Commission’s review, that was sent to the FAA directly and bypassed the state entirely. The proposal was to build a shed and fence in the 75’ primary surface and because it is a regulated surface, it is part of the airport. He received approval from the FAA. However, the state stepped into the situation and wrote a letter of determination of hazard to air navigation. At this point, Mr. Dockman is contesting this and asking the FAA to reevaluate. Mr. Dockman feels that if the FAA determines there is no public airport, then there will be no need to adopt the ordinance.

Floor closed.

ADJOURNMENT:

There being no further business, Ralph Daugherty made the motion to adjourn the meeting. Seconded by Bruce Miller, motion carried unanimously. The meeting was adjourned at 8:43 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary