

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: April 15, 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, Thomas Gizzi, 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:

Bruce Miller made the motion to waive the reading of the minutes of 3/18/08 and to approve the same as written. Seconded by Ralph Daugherty, motion carried unanimously.

SUBDIVISION PLANS TO BE TABLED:

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

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

PUBLIC COMMENT:

Jeff Heindel commented that he feels the Collinsville Drive-in should be rezoned commercial. John Shanbarger stated that the next time rezoning is discussed this request could be addressed at that time.

Also, Mr. Heindel stated that he has a number of building lots to develop and suggested that in the planning process, an area could be established to locate these lots in order to control the developing areas.

Bruce Miller stated that the Comprehensive Plan is not really addressing zoning or creating a new map. Bruce senses there is not a strong alliance being built where there is going to be a lot of benefits coming out of this plan. This is due to the fact that in looking at joint property lines, there are no major conflicts.

John Shanbarger stated Mr. Heindel would be limited to how many lots could be grouped together because of water and sewer. He probably would need to be closest to where there are public services which is only in one area at the present time.

Floor closed.

ZONING OFFICER:

Jeffrey Koons asked the Commission's opinion on the following: A township resident acquired a hardship permit for a relative. The relative is deceased and he is now using the mobile home as an accessory farm use (office). It was the consensus of the Planning Commission that it can remain on the property as an agricultural accessory use.

Also, another resident has an old log home on his property in addition to his new modular home. He would like to keep the log home because of its historical value.

Casey Deller feels that in both cases there should be paperwork and enforcement as documentation that they are not to be used as dwellings.

As long as there is documentation, the Commission feels it should be allowed.

Jared Wotring Preliminary/Final Plan #3198-D-1 – Mark Bupp made the motion to table the plan due to lack of representation. Seconded by Bruce Miller, motion carried.

ADJOURNMENT:

There being no further business, Ralph Daugherty made the motion to adjourn the meeting. Seconded by John Shanbarger, motion carried unanimously. The meeting was adjourned at 7:53 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary

