

**Planning Commission  
CHANCEFORD TOWNSHIP**

**MEETING DAY & TIME:** May 20, 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 (arrived at 7:10 p.m.), Members Ralph Daugherty and Thomas Gizzi.

Others present: Township Engineer Casey Deller, Zoning Officer Jeffrey Koons, and Secretary-Treasurer Brenda Gohn.

**SUBMITTALS & SKETCH PLANS:**

Rodney and Amy Bosley approached the Commission with a sketch plan of their property located along Dellinger School Road. They would like to build a new house in the woods, subdivide the existing house and the buildings off with two acres (prime farmstead exemption applies) and put the subdivided lots back into pasture leaving one remaining dwelling right. The Bosleys were advised to keep the acreage under two acres because of Clean & Green. They were given the go ahead to proceed.

Quorum was present at this time.

Matthew Conrad and his wife were present to inquire about subdividing their 17+ acre property located along Furnace and Hake Roads into two lots—one 15 acre and one two acre lot (prime farmstead exemption applies). The Conrads will advised to determine how they want to divide the building rights between the two lots. They were advised to put the one proposed future lot on the plan. It was suggested to them to keep their lot under two acres.

**APPROVAL OF MINUTES:**

Ralph Daugherty made the motion to waive the reading of the minutes of 4/15/08 and to approve the same as written. Seconded by Thomas Gizzi, 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 Ralph Daugherty, motion carried.

Jared Wotring Final Plan #3198-D-1 – 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:**

Pitts Dockman approached the Commission for their opinion as to whether Mr. Dockman should appeal the Zoning Officer's determination with regards to the hanger setbacks at the Baublitz Airport. Mr. Dockman feels there are two front setbacks (Warner and Muddy Creek Forks Roads). However, it was the Planning Commission's opinion that there is only one front setback (Muddy Creek Forks Road). Jeffrey Koons stated that there is case law that agrees with the Commission's opinion.

Floor closed.

**ZONING OFFICER:**

Jeffrey Koons discussed Section 301 (Uses with Nuisance Effect). The Commission feels that unless it becomes a real problem, this section should remain as it is. The Zoning Officer will need to determine if it is an actual nuisance on a case by case basis.

**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 8:10 p.m.

Respectfully submitted,

Brenda C. Gohn  
Secretary

