

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: July 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 (arrived at 7:10 p.m.), Members Mark Bupp, Thomas Gizzi and John Urey.

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

It is noted that there was no meeting held on June 17, 2008 due to no business to conduct.

Quorum was present.

APPROVAL OF MINUTES:

Mark Bupp made the motion to waive the reading of the minutes of 5/20/08 and to approve the same. Seconded by Thomas Gizzi, motion carried.

SUBMITTALS & SKETCH PLANS:

Concord Commons submitted a 4 lot Final Plan (#071024) of property located along Main Street Extd. and Sechrist Flat Road. Lots #2 and #4 will be added to Lot #1 and Lot #3 will be separate. No building is proposed for Lot #4. The plan was accepted for review.

Bradley Pont of ISC Design, on behalf of Samuel Kiser/Sharon Skiles, presented a concept plan. Mr. Pont was advised a dwelling right would need to be designated to Lot #5 and would require a Non-building Waiver. The Planning Commission suggested squaring off Lot #4 which would then have the required road frontage.

Jason Urey of 4962 Shenks Ferry Road was present to discuss subdividing his property into two parcels. He was advised that the Prime Farmstead Exemption applies. He was given the okay to proceed.

Joseph Nolan, on behalf of Tarry Bratton, was present to inquire about transferring dwelling rights. He was informed that the land he is transferring to must be of lesser quality or equal to the land from which he is transferring. He was advised to find out the width of the easements on Mr. Bratton's property to verify that the rights can be transferred.

SUBDIVISION PLANS TO BE TABLED:

Cool Country Properties Preliminary Plan #060619 – John Urey made the motion to table the plan due to lack of representation and revised plans. Seconded by Mark Bupp, motion carried.

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

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

ZONING HEARING APPLICATION:

Lynz A. Leader applied for a Special Exception to operate an auto mechanic shop as a home occupation.

After review and discussion, Bruce Miller made the motion to recommend approval subject to Sections 424.a(10) and 424.d(1) being addressed. Seconded by Mark Bupp, motion carried.

PUBLIC COMMENT:

Jeffrey Heindel was present to inform the Planning Commission that a helipad is being constructed in the township.

Floor closed.

ADJOURNMENT:

There being no further business, Bruce Miller made the motion to adjourn the meeting. Seconded by Mark Bupp, motion carried unanimously. The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary