

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: August 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 (arrived at approximately 7:10 p.m.), Members Ralph Daugherty and Mark Bupp.

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

SUBMITTALS & SKETCH PLANS:

Lee Faircloth and J. C. Hale were present with two sketch plans. The first plan consists of 91 acres (HN-2) along Glen Allen School, Hilltop and Gipe Roads from which Mr. Hale would like to subdivide one 10 acre lot containing the original farm house (farmstead exemption applies). The other lot consists of 2.9 acres which would become part of the adjoining property (HN-6A). Due to the size of the add-on parcel, a dwelling right would need to be designated to it for justification of size. However, if the dwelling right is utilized in the future, it will need to go through the subdivision process.

The second plan consists of 33 acres (GN-9A) along Hilltop Road from which Mr. Hale would like to subdivide three lots—one 5 acre lot with existing house (farmstead exemption applies), one 1.3 acre lot and one 1.5 acre lot both of which are of low quality soils. It was suggested shifting the proposed right of way over 25' onto Hilltop Road which would leave access for a driveway if the fourth dwelling right is utilized in the future.

Donald and Clarence Robinson were present to inquire what would be needed to separate land (HN-31C) that has two separate tracts on one deed. It was suggested he talk with the Township Solicitor.

Quorum present at this time.

APPROVAL OF MINUTES:

Ralph Daugherty made the motion to waive the reading of the minutes of 7/15/08 and to approve the same. Seconded by Bruce Miller, motion carried.

SUBDIVISION PLANS FOR REVIEW:

Concord Commons Final Plan #071024 – Bruce Miller made the motion to approve the plan contingent on the following comments being addressed:

1. A merger agreement for Lots 1, 2 & 4.
2. The right of way issue at Lot #4 needs to be resolved to the satisfaction of the Township Solicitor and Engineer.
3. Verification that action can be taken without comments from York County Planning Commission.

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Seconded by Ralph Daugherty, motion carried. John Shanbarger abstained due to a possible conflict of interest.

SUBDIVISION PLANS TO BE 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 Mark Bupp, motion carried.

Jared Wotring Final Plan #3198-D-1 – Bruce Miller made the motion that the plan be denied unless the fees are paid and an extension of time is filed with the township. Seconded by, Mark Bupp, motion carried.

Concord Commons Preliminary Land Development Plan #2022.001 was officially withdrawn by a letter sent from Cornerstone at Concord Commons, LP and signed by Len Parrish dated August 5, 2008.

PUBLIC COMMENT:

Henry Kinsinger was present to obtain information on locating a house on his property. The area he chose would put the house behind the existing accessory buildings which in turn would then put them in the front yard in violation of the Zoning Ordinance. It was suggested going to the Zoning Hearing Board for a variance but no real hardship exists. Also suggested was removing the smaller shed and building the house beside the barn and connecting the two by way of a breezeway.

It was the consensus of the Planning Commission that this section of the ordinance is not well written and will be reviewed at the next meeting.

Mr. Kinsinger inquired about placing a mobile home on his property temporarily until the issue is resolved. He was advised to go to the Board of Supervisors for approval.

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 9:27 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary

