

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: September 16, 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 and Mark Bupp.

Members absent: John Urey

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

A quorum was present.

APPROVAL OF MINUTES:

Ralph Daugherty made the motion to waive the reading of the minutes 8/19/08 and to approve the same as written. Seconded by Bruce Miller, motion carried.

SUBDIVISION PLANS FOR REVIEW:

Concord Commons Final Plan #071024 – the only comment needing addressed is as follows: The “Site Data” should clarify that the combination of Lot 1, Lot 2 and Lot 4 will create the proposed lot (s.601.e).

Bruce Miller made the motion to approve the plan subject to the correction of the above comment. Seconded by Ralph Daugherty, motion carried.

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.

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 Ralph Daugherty, motion carried.

ZONING HEARING APPLICATION:

Donna M. Calabrese, Elizabeth Ashdown and Leslie Dancosse have appealed the decision of the zoning officer concerning the operation of a kennel on property at 2606 Blymire Road in the Agricultural Zoning District. The applicants have also requested alternative relief in the form of a special exception and/or variance to alter, expand and continue the operation of a kennel on this property.

There was a lengthy discussion with Ms. Calabrese as to what is on the property at the present time and what they are planning to do. The majority of the Planning Commission views this not as an expansion but as an improvement to an existing facility. They came to this conclusion since the front kennel that had thirteen runs is now going to

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have four runs and the newer kennel area would have nine runs netting out to thirteen runs total. Also, they are going to be improving the noise control with earthworks and screening as well as improving safety with the installation of triple fencing. It is noted that Bruce Miller has a concern with the increase of additional square footage being proposed in comparison to the original operating conditions granted to the kennel, there is no limitation on the number of dogs permitted, safety concerns for the community and neighboring church property. Relocating the kennel building will move the dogs closer to other neighbors and the church.

PUBLIC COMMENT:

Marla Kay Allen asked the Commission to continue to persevere with Dr. Grissinger's concerns and in particular, monitoring noise that is being generated by ATVs on the neighboring property.

Floor closed.

PROPOSED AMENDMENTS:

Section 304 – there was much discussion on this section and different interpretations as to whether this section allows accessory buildings in the front yard. It was suggested to make changes in the Agricultural and Conservation Districts only. All were asked to think about an amendment to this section to be discussed at the next meeting.

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 9:50 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary

