

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: October 21, 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.

A quorum was present.

APPROVAL OF MINUTES:

Ralph Daugherty made the motion to waive the reading of the minutes 9/16/08 and to approve the same as written. Seconded by Bruce Miller, 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 to table the plan due to lack of representation and revised plans. Seconded by Ralph Daugherty, motion carried. The Secretary will check with the Township Solicitor regarding whether another waiver can be denied if the expenses are not paid.

PUBLIC COMMENT:

There being no public comment, the floor was closed.

PROPOSED AMENDMENTS:

Section 304 Yard Regulations was again discussed at length. The Planning Commission feels that the purpose of this section was to prevent accessory buildings from being located in inappropriate areas particularly in the residential zones but does not necessarily apply to larger lots.

Mark Bupp feels and John Shanbarger agrees that the ordinance is written in such a way that a principle building can be placed behind an accessory building. They feel it is a matter of interpretation.

Definitions were discussed and it was determined to recommend eliminating the words “*commonly known as front yard, side yard and rear yard*” from the setback definitions and to add definitions for front, side and rear yards.

It was decided that a decision not be made about accessory buildings being located in the front yard without first obtaining a professional opinion.

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 9:00 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary

