

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: November 18, 2008

Bruce Miller 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. Miller led those in attendance in the pledge to the flag.

Members present: Vice-chairman Bruce Miller, Members Ralph Daugherty, Thomas Gizzi, John Urey and Mark Bupp.

Members absent: Chairman, John Shanbarger

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 of 10/21/08 and to approve the same as written. Seconded by Mark Bupp, motion carried.

SUBMITTALS & SKETCH PLANS:

Frank Shaffer, Henry Helenic and Jessica Fieldhouse were preset to discuss subdividing Mr. Shaffer's property consisting of a 22.43 acre tract (FL-33C) and a 2.29 acre tract (FL-33) located along Beaver St. (Main St. Extd. in Chanceford Township). He would like to subdivide four lots from his 22.43 acre property. The fourth right would be transferred from the 2.29 acre parcel. Access would be provided by an existing driveway which would need to be improved. Mr. Shaffer has five EDUs secured from Felton Borough. The Planning Commission advised all three parties that the lots need to conform to the ordinances. In addition, only three lots are allowed along a private right-of-way.

Bruce Miller stated that he would like to see topography lines put on the plan. He also suggested supplying a history of the two acre lot.

Casey Deller suggested checking the soils classifications for justification of the oversized lots.

Mr. Shaffer will return with a revised plan.

Kent Ness was present to inquire about subdividing three one acre lots from his 56.7 acre property (EM-29) along Wolf Road. Casey Deller suggested checking the soils classifications of the lots for the justification of the lot locations. He was given the okay to proceed.

Henry Tyson submitted a two lot final plan #L-5279 of his 120.14 acre property (GM-18) located along Canning House Road. The plan was accepted.

Alvin King and Robert Gochenaur were present to discuss subdivision of the property (GN-5B 7.08 acres and GN-8H 50.47 acres) owned by Steven and Patricia

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Ashley along Dettinger and Pomraning Roads. Mr. King would like to subdivide the house and barn off of the seven acre parcel.

Bruce Miller suggested they review the Prime Farmstead Exemption in the Zoning Ordinance to see if it applied to this property.

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 John Urey, motion carried.

Jared Wotring Final Plan #3198-D-1 – Mark Bupp made the motion to reject the plan if another extension is not filed and to table the plan if an extension is filed. Seconded by Ralph Daugherty, motion carried.

ZONING HEARING APPLICATION:

James L. Stinchecum of 205 Pond Road has appealed the decision of the Zoning Officer concerning the location of a fence on the property. Mr. Stinchecum stated he purchased the property in 2005 and the fence was erected prior to his purchasing the property. The fence was falling apart and he replaced it. Since replacing the fence, he has learned of the drainage easement violation. Mr. Stinchecum feels that since the fence was in this location when he purchased the house and it is not blocking any water flow, he should be allowed to leave it there.

A note appears on the subdivision plan stating there are ten foot rights-of-way reserved on each side of the rear and side lot lines for utilities and drainage.

Jeff Koons stated that originally there were three properties, all adjoining, that were in violation. Since then, two of the properties have been brought into compliance. Mr. Stinchecum was sent a violation notice informing him that he is in violation of Section 209.4 of the Zoning Ordinance which states all lots shall meet all the requirements of the Zoning Ordinance and the township Subdivision and Land Development Ordinance.

Ralph Daugherty made the motion that it is the Planning Commission's position that they are upholding the ordinances and are not recommending Mr. Stinchecum's application for an interpretation. Seconded by Thomas Gizzi, motion carried unanimously.

AGRICULTURAL SECURITY AREA:

Ralph Daugherty made the motion to table the ASA applications until the next meeting. Seconded by Mark Bupp, motion carried.

PUBLIC COMMENT:

Pitts Dockman stated he does not understand why the Planning Commission does not have a laptop computer to review maps and other information regarding properties.

Mr. Dockman also had a concern with the way applications are sometimes presented to the Zoning Hearing Board with regards to the applicant not making more than one request. Bruce Miller stated that the Planning Commission only considers what the applicant is asking for in the application.

There being no further public comments, the floor was closed.

PROPOSED AMENDMENTS:

The Planning Commission decided to discuss the amendments when John Shanbarger is present.

Windmills and other sources of energy were discussed. The secretary will provide information received from the solicitor to the members to review for the next meeting.

ADJOURNMENT:

There being no further business, Ralph Daugherty made the motion to adjourn the meeting. Seconded by John Urey, motion carried unanimously. The meeting was adjourned at 8:39 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary

