

**Planning Commission  
CHANCEFORD TOWNSHIP**

**MEETING DAY & TIME:** December 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. He 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 John Urey.

Members absent: Mark Bupp.

Others present: Township Engineer Casey Deller 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 11/18/08 and to approve the same as written. Seconded by Thomas Gizzi, motion carried.

**SUBMITTALS & SKETCH PLANS:**

Kent Ness was present to clarify the location of the lot he would like to subdivide from his property. Casey Deller suggested showing any future lots verifying that they can be located on the property. Mr. Ness was given the okay to proceed.

Earl Dettinger submitted a 7 lot preliminary/final plan #080421 of is property (GN-1) located along Dettinger and Lucky Roads. Two of the dwelling rights are being transferred from GN-5A. Five of the lots will access from Lucky Road and one form Dettinger Road. Patty Fisher of James Holley's office stated that PennDOT will not issue permits for the driveways until the lots are deeded. She and Casey will work with PennDOT to come to a solution. The plan was accepted.

Planning Module – Ralph Daugherty made the motion to approve sending the planning module into DEP for review/approval. Seconded by Bruce Miller, motion carried.

**SUBDIVISION PLANS FOR REVIEW:**

Henry E. & Janet L. Tyson Final Plan #L-5279 – Bruce Miller made the motion to recommend granting the following waivers:

1. A waiver from the requirement of Section 501r that requires that all areas with slopes in excess of 15% be clearly located on the plan.
2. A waiver from the requirement of Section 601 that requires that lots be shown at a scale of 1" equals 50' or 1" equals 100'.

Seconded by John Urey, motion carried.

John Urey made the motion to approve the plan conditional on the following Comments being addressed:

1. Owner's notarized signatures need to appear on the plan (Section 601h).
2. The dated signatures of the professional land surveyor and/or professional engineer responsible for the plan must appear on the plan prior to the final approval.
3. A "Request for Planning Waiver & Non-Building Declaration" signed by the SEO must be submitted.
4. Existing driveways need to be shown and clear sight triangles need to be provided.

Seconded by Bruce Miller, motion carried. It was suggested by the Planning Commission that the two radio towers be located on the plan with a note that one existed prior to zoning and the other one was approved by the Zoning Hearing Board.

**SUBDIVISION PLANS TO BE TABLED:**

Cool Country Properties Preliminary Plan #060619 – Ralph Daugherty made the motion to recommend that the plan be disapproved if a waiver for an extension of time is not submitted. Seconded by John Urey, motion carried.

Jared Wotring Final Plan #3198-D-1 – Bruce Miller made the motion to table the plan due to lack of representation or a revised plan. Seconded by Ralph Daugherty, motion carried.

**AGRICULTURAL SECURITY AREA:**

After reviewing the modifications to the Agricultural Security Area, Ralph Daugherty made the motion to recommend approval of the modifications as presented:

Collinsville Land Company II	FN-62C	Approx. 28.86 Acres
Collinsville Land Company I	FN-63A	Approx. 41 Acres
Howard C. & Catherine R. Grove	FN-74	96 Acres
	FN-67	47 Acres

Seconded by John Urey, motion carried. Bruce Miller abstained.

**PUBLIC COMMENT:**

Henry Kinsinger was present to inquire as to the status of the proposed amendments to the Zoning Ordinance. He was advised they were not discussed at the last meeting because of the absence of the chairman. However, with regards to Mr. Kinsinger's situation, the Planning Commission feels he can build his house at the location he desires due to the fact that it will not protrude into the front yard further than the existing accessory building (produce stand) which was built prior to zoning.

The secretary was asked to contact the township solicitor and have him verify the dates on the deeds as well as any paper trail regarding how the former Jack Ness property was subdivided into two lots one of which is now owned by Kent Ness. Also, it needs to be determined how the dwelling rights were designated.

**PROPOSED AMENDMENTS:**

The proposed amendments will be discussed next month when the Zoning Officer is present.

**ADJOURNMENT:**

There being no further business, Ralph Daugherty made the motion to adjourn the meeting. Seconded by Thomas Gizzi, motion carried unanimously. The meeting was adjourned at 8:37 p.m.

Respectfully submitted,

Brenda C. Gohn  
Secretary