

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: January 20, 2009

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, Zoning Officer Jeffrey Koons and Secretary-Treasurer Brenda Gohn.

A quorum was present.

REORGANIZATION:

A motion was made by Ralph Daugherty to retain John Shanbarger as chairman. Seconded by Bruce Miller, motion carried.

A motion was made by John Shanbarger to retain Bruce Miller as vice-chairman. Seconded by Ralph Daugherty, motion carried.

APPROVAL OF MINUTES:

Ralph Daugherty made the motion to waive the reading of the minutes of 12/16/08 and to approve the same as written. Seconded by Bruce Miller, motion carried.

SUBMITTALS & SKETCH PLANS:

James C. & Carole J. Hale submitted a four lot subdivision plan #L-5267 of their property located along Hilltop, Glen Allen School and Gipe Roads. Lot #3 will be utilizing the Prime Farmstead Exemption. There was discussion regarding Lot #4 not being shown on the plan as discussed at the August 19, 2008 meeting (2.9 acres with a designated dwelling right). Casey Deller feels that since Lot #4 remains an oversized lot, it will need to be proven that this lot is a nonbuildable lot since there is no dwelling right designated to it. The plan was accepted for review.

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

Steven T. & Patricia M. Ashley submitted a three lot final plan #L-5283 of their property located along Pomraning and Dettinger Roads. The two parcels are being reconfigured. Lot #1 is being subdivided to encompass all the existing buildings and Lot #2 will be joined to Lot #5. The plan was accepted for review.

Jason A. & Marla C. Urey submitted a two lot final plan #08100 of their property located along Shenks Ferry Road. The plans was accepted for review.

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Richard Godfrey was present to inquire about subdividing three lots from his father's approximately 20.75 acre property along Godfrey Road of which 4 ½ to 5 acres is in Chanceford Township. The right-of-way already has more than three houses accessing it. There is a question as to whether Godfrey Road is a private or public road. Casey will discuss the access situation with the township solicitor. It was suggested that Mr. Godfrey first find out what he can do in Felton Borough.

Kevin & Kathy Folkenroth were present to inquire about a three lot subdivision of their property (HN-18) located along Scout Camp Road. They would like to subdivide one 1 acre parcel and one ten acre parcel leaving the residual with the existing house. They were advised they can use the Prime Farmstead Exemption as justification for the oversized lot. They were advised that the one acre lot should be placed on the least productive soils. They were given the okay to proceed.

SUBDIVISION PLANS FOR REVIEW:

Earl Dettinger Final Plan #080421 – Some of the engineer's comments were briefly discussed and will be reviewed again at the next meeting. It was determined that a note should be shown on the plan stating that the transfer of dwelling rights took place and how it transpired along with the recording of the documentation. Also, the results of the soils testing by the soil scientist should be noted on the plan. Due to the number of engineer's comments needing addressed, Bruce Miller made the motion to table the plan. 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 or a revised plan. 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 or a revised plan. Seconded by Ralph Daugherty, motion carried.

PUBLIC COMMENT:

Bruce Miller feels that the Planning Commission should not be making a commitment when reviewing sketch plans due to the fact that they are being reviewed based on the facts presented and without details or the expertise of an engineer's review.

John Shanbarger stated that the Planning Commission needs to be more diligent when reviewing sketch plans.

There being no other comments, the floor was closed.

PROPOSED AMENDMENTS:

Windmills and other sources of generated energy were discussed and will continue to be discussed at the next meeting with regards to what regulations should be put in place.

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Transfer of development rights was reviewed and discussed as it is written in the Zoning Ordinance and deemed adequate.

The Dettinger plan was discussed with regards to the transfer of dwelling rights and the Planning Commission feels that the plan was scrutinized and found to be in compliance with the Zoning Ordinance.

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 10:04 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary

