

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: March 17, 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, Mark Bupp and John Urey.

Members absent: Thomas Gizzi.

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

A quorum was present.

APPROVAL OF MINUTES:

Mark Bupp made the motion to waive the reading of the minutes of 2/17/09 and to approve the same as written. Seconded by Bruce Miller, motion carried.

SUBDIVISION PLANS FOR REVIEW:

Steven T. & Patricia M. Ashley Final Plan #L-5288 – Ralph Daugherty made the motion to recommend granting the waiver and to approve the plan conditional on the following comments being addressed:

1. A waiver from the requirement of SALDO Section 501r (slopes).
2. Owner's notarized signature needs to appear on the plan (Section 601h).
3. Dated signatures and seals of the Professional Land Surveyor and/or Professional Engineer responsible for the plan must appear on the plan prior to final approval.
4. A merger agreement is required for Lot 5 and Lot 2.

Seconded by Bruce Miller, motion carried.

James C. & Carole J. Hale Final Plan #L-5267 – Bruce Miller made the motion to recommend granting the following waivers:

1. A waiver from the requirement of SALDO Section 501r (slopes).
2. A waiver from the requirement of SALDO Section 601 (scale on sheet 1 & 2).

Seconded by Ralph Daugherty, motion carried.

John Urey made the motion to table the plan due to the following comments needing addressed:

1. The dedicated right-of-way needs to be labeled on the plan (Section 601f).
2. Owner's notarized signatures need to appear on the plan (Section 601h).
3. Designation of any wetlands or flood plain on property (Section 601n).
4. Planning module approval by DEP and Township SEO (Section 602c).
5. Stormwater management report needs to be submitted for review (Section 602e).

March 17, 2009 Chanceford Township Planning Commission Regular Meeting Minutes

6. Dated signatures and seals of the Professional Land Surveyor and/or Professional Engineer responsible for the plan must appear on the plan prior to final approval.
 7. A merger agreement is required for Lot 4 and the Mann property.
 8. Clear site triangles for driveways needs to be added for Lots 2, 3 and 4.
- Seconded by Bruce Miller, motion carried.

It is noted that the Planning Commission feels there is ample proof to justify Lot 4 is a non-buildable lot. Also, a note is to be added to the plan stating that the “future lots” as they appear on the plan are not approved as building lots. These lots were added to the plan to demonstrate that the oversized lot can be justified because there is a location for the remaining building rights.

Jason A. & Marla C. Urey Final Plan #08100 – Bruce Miller made the motion to table the plan to give the engineer time to review the recent revisions made to the plan. The comments are as follows:

1. The legal right-of-way needs to be shown and clearly dimensioned on the plan (Section 601f).
2. The location of two concrete monuments need to be indicated on the plan and all other property corners shall be labeled as “found” or “to be set” with type of marker indicated (Section 601g).
3. Owner’s notarized signatures need to appear on the plan (Section 601h).
4. Planning module approval by DEP and Township SEO (Section 602c).
5. A note is needed to be added to the stormwater management report and detail change is required.
6. A copy of the PennDOT driveway permit or certification from an engineer that such permit can be acquired.

Seconded by Ralph Daugherty, motion carried.

Bruce Miller made the motion to recommend sending the planning module exemption into DEP. Seconded by Mark Bupp, motion carried.

Kent E. & Nan L. Ness Final Plan #081201 – Ralph Daugherty made the motion to table the plan at the request of the developer. 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 or a revised plan. Seconded by Mark Bupp, motion carried.

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

COMPREHENSIVE PLAN RECOMMENDATION:

Bruce Miller gave a precise synopsis of the plan. Several of the Commission members would like to review the plan before giving a recommendation. The plan will be discussed at the next meeting.

CONSERVATION EASEMENT APPLICATIONS:

The Planning Commission reviewed the following Conservation Easement Applications:

1. Jerone Hively – 125 Acres
2. Edna Amspacker – 86 Acres

PUBLIC COMMENT:

Galen Graham was present to verify the building rights on his property formerly owned by Jack Ness. The Commission stated that according to the information supplied by the Township Solicitor, this property was subdivided into two lots prior to the adoption of the Zoning Ordinance and therefore is entitled to 8 dwelling rights (4 per lot). Bruce Miller stated that the crucial point is the date that the ordinance was implemented—based on the tracts of land that Mr. Ness had on that day decided the number of building rights that were assigned on that day. However, Mr. Graham was advised to approach the Board of Supervisors regarding this matter.

Kevin Folkenroth was present with another sketch plan of his property (HN-18) located along Scout Camp Road. He inquired as to whether he could subdivide one acre with a dwelling right and a three to four acre lot which could utilize the Prime Farmstead Exemption. He was advised that this could be done but should keep in mind the most logical configuration of the lots.

Floor closed at 8:50 p.m.

PROPOSED AMENDMENTS:

The section in the Zoning Ordinance pertaining to lighting was discussed relative to LED lighting. Casey Deller discussed with the Commission other municipal lighting ordinances but stated that none of these ordinances specifically address the kind of sign that the Zoning Officer is talking about. Casey further commented that the sign would need to comply with all other sections of the Sign Ordinance, it cannot be an impairment to driving and since it is an electrically illuminating sign, it would fall under the UCC Code.

The Planning Commission gave this recommendation—in the interpretation of lighted signs, signs such as on display at Peoples Banks tend not to be interpreted as flashing or intermittently lighted signs.

Due to a recent parking situation at Chanceford Crossings, Casey Deller was directed by the Vice-chairman of the Board of Supervisors to discuss the required cartway widths as defined in the SALDO and how it relates to parking, specifically on both sides of the street. The Ordinance requires 28 feet of paved width which is consistent with other SALDOs in Pennsylvania. Casey commented that part of the

March 17, 2009 Chanceford Township Planning Commission Regular Meeting Minutes

problem at Chanceford Crossings is the fact that there was no requirement on the plan to have two off street parking spaces on each lot. This has since been added to subsequent plans.

The Commission feels the section is adequate as defined.

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 9:24 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary

