

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: April 21, 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, Mark Bupp and John Urey.

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 3/17/09 and to approve the same as written. Seconded by Bruce Miller, motion carried.

SUBMITTALS & SKETCH PLANS:

Philip P. Kauffman, Sr. submitted a two lot final plan #L-5306 of his property located along Chapel Church Road.

Sewage Facilities Planning Module – Bruce Miller made the motion to recommend sending the Component 2 into DEP for review/approval. Seconded by Ralph Daugherty, motion carried.

SUBDIVISION PLANS FOR REVIEW:

James C. & Carole J. Hale Final Plan #L-5262 – Bruce Miller made the motion to approve the plan subject to the Supervisors acting on the waiver requirements and the merger agreement being reviewed by the township solicitor. Seconded by Ralph Daugherty, motion carried.

Jason A. & Marla C. Urey Final Plan #08100 – Bruce Miller made the motion to recommend granting a waiver from the requirement of Section 602h in order to allow the professional surveyor certification to apply to this section based on it being a single family home. Seconded by Ralph Daugherty, motion carried.

Ralph Daugherty 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.
2. Sewage Facilities Planning Module approval by DEP and the township SEO (Section 602c).

Kent E. & Nan L. Ness Final Plan #081201 – Bruce Miller made the motion to recommend granting the waiver from the requirement of Section 601m (plan orientation) for the second page only. Seconded by Ralph Daugherty, motion carried.

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Ralph Daugherty made the motion to approve the plan conditional on the following comments being addressed:

1. The zoning officer needs to verify the adequacy of the proposed driveway location (Section 308e).
2. Sewage Facilities Planning Module approval by DEP and the township SEO (Section 602c).
3. Owner's notarized signatures must appear on the plan (Section 601h).

Seconded by Mark Bupp, motion carried.

Sewage Facilities Planning Module – Bruce Miller made the motion to recommend sending the planning module into DEP for review/approval. 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.

COMPREHENSIVE PLAN RECOMMENDATION:

No action was taken on the Comprehensive Plan until the York County Planning Commission comments are reviewed and discussed at the Steering Committee meeting.

PUBLIC COMMENT:

Henry Kinsinger was present to inquire about attaching a garage to the front of his doublewide mobile home and placing it in line with the existing barn. He was advised to submit a sketch plan in order for the zoning officer to make a determination as to whether or not this is acceptable.

USES WITH NUISANCE EFFECT:

Lighting was discussed with regards to the lights installed at the Hope Acres Packaging Facility located along Gum Tree Rd.

After reviewing and discussing the ordinance, specifically Section 301.2(d), it was determined that the facility is in violation because the illumination does exceed the .5 foot candles in that it is actually 1.1 foot candles at the property line which is adjacent to agricultural land. Jeff Koons will send Mr. Heindel a violation letter.

APPLICANT:

The Commission reviewed a resume from Ray Krzywulak a township resident who is applying for a position on the Planning Commission. The Commission recommended he be appointed.

ADJOURNMENT:

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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 8:50 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary

