

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: June 16, 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, Thomas Gizzi, Raymond Krzywulak 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 4/21/09 and to approve the same as written. Seconded by Bruce Miller, motion carried. Ralph Daugherty made the motion to waive the reading of the minutes of 5/19/09 and to approve the same as written. Seconded by Mark Bupp, motion carried.

SUBMITTALS & SKETCH PLANS:

Randall K. & Sarah A. Patterson submitted a two lot final plan #09037 of their property (HM-66A) located along New Bridgeville Road.

Samuel Kiser submitted a three lot final plan #2008.0394.00 of his property located along Halls Road.

SUBDIVISION PLANS FOR REVIEW:

Philip P. Kauffman Final Plan #L-5306 – Bruce Miller made the motion to table the plan due to the lack of representation or a revised 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 Mark Bupp, motion carried.

SUBDIVISION PLAN DENIED:

Jared Wotring Final Plan #3198-D-1 – John Urey made the motion to deny this plan due to the lack of representation, a revised plan and the required signed waiver. Seconded by Thomas Gizzi, motion carried unanimously.

ZONING HEARING APPLICATIONS:

Heindel Family LP Appeal – Jeffrey Koons explained that according to his findings, Mr. Heindel has 1.1 foot candles of illumination and is only allowed to have .5

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foot candles. Atty. Stacey MacNeal was present on behalf of Heindel Family LP. She stated that she did not have a presentation but was present to discuss the situation and to hear the Planning Commission's recommendation. Atty. MacNeal informed the Commission that a lighting expert is going to do a site visit to measure the foot candles.

William R. Frey, an adjoining property owner, was present to voice his concerns. Mr. Frey discussed Sections 307.1(c) and 309 with the Commission which apply to permanent exterior lighting and Section 301.1 which he feels applies to temporary use lighting. Mr. Frey contends that the lighting is a nuisance in that it is directed towards his property and is not shielded to prevent glare and illumination on his property.

After a lengthy discussion, Mark Bupp made the motion to recommend to the Zoning Hearing Board that the Zoning Officer's decision be up held. Seconded by John Urey, motion carried unanimously.

Sprint Nextel Special Exception – Matt Burtner, representing Sprint Nextel, was present to explain the application and answer any questions. Since the application meets all the requirements of the Tower Ordinance, Bruce Miller made the motion to recommend approval. Seconded by Mark Bupp, motion carried unanimously.

PUBLIC COMMENT:

There being no comments, the floor was closed.

AGRICULTURAL SECURITY AREA:

After reviewing the modification to the Agricultural Security Area, Bruce Miller made the motion to recommend approval of the modification as presented:

Jere L. & Diane E. Hoover HN-7D 53.3 Acres

Seconded by Ralph Daugherty, motion carried.

DEFINITION OF AGRICULTURAL BUILDING:

The secretary asked the Commission to consider adding a definition of an agricultural building to the Zoning Ordinance. The secretary will obtain definitions from other municipalities.

FLOOD ORDINANCE DRAFT:

Casey Deller explained what flood ordinance regulates and what changes were made. He will provide copies to all members.

ADJOURNMENT:

There being no further business, Ralph Daugherty made the motion to adjourn the meeting. Seconded by Thomas Gizzi, motion carried. The meeting was adjourned at 8:54 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary

