

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: August 18, 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, Members Mark Bupp, Raymond Krzywulak and John Urey.

Members absent: Vice-chairman Bruce Miller, Members Ralph Daugherty and Thomas Gizzi.

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

A quorum was present.

SUBMITTALS & SKETCH PLANS:

Keith and Ryan Hoover of Brook Run Farm were present to inquire about building a second poultry barn (66' x 614') on their property located along Furnace Road. They were advised that in addition to a zoning permit, they will also need a stormwater management plan.

David and Carol Hopkins were present to inquire about subdividing an approximately 2.2 acre lot from their property which is to be added to the Guinston Presbyterian Church property. The secretary was directed to ask the township solicitor's opinion as to whether a dwelling right needs to be designated to this lot. The Commission feels there is justification for the oversized lot in that it is a three cornered parcel and there is an existing church that will need additional land for sewage purposes. It was the consensus of the Planning Commission that this is the most logical parcel to subdivide. They were given the okay to proceed and were advised to designate on which parcels they would like the remaining dwelling rights located keeping in mind the soil classifications.

Frank Shaffer was present to discuss his 22.4275 acre property located in Chanceford Township and Felton Borough. He is requesting zoning be changed from agricultural to rural residential. John Shanbarger stated that because it is in the Agricultural Zone, Mr. Shaffer will have to adhere to the Agricultural Zoning regulations. Since the property has only three dwelling rights, Mr. Shaffer would like to transfer one right from the property that was formerly a railroad bed (60' wide x 1900+' long). He was informed that if this parcel has a dwelling right, he can do the transfer. Mr. Shaffer was advised to obtain verification from the township solicitor as to whether there is a dwelling with the former railroad bed.

Robert Sandmeyer of Site Design Concepts, Inc. was present representing Shenbergers Chapel Church. Mr. Sandmeyer stated that in trying to meet the ordinance

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requirements, they submitted a footprint of the new building. However, the footprint of the new building does over extend the existing old footprint by 1,100 square feet. They would like the Planning Commission's opinion of the proposal before going back to the Board of Supervisors. They are requesting a waiver from the requirement of a formal land development plan. Parking spaces have been provided for the additional square footage of the building which meets the ordinance requirements. However, the increased occupancy will affect the septic system. Therefore, the existing septic system is going to be abandoned and a new system installed that will be pumped beyond the parking lot. An alternate site will also be provided. It was determined that a variance from the Zoning Hearing Board will be required for the encroachment into the setbacks and the sewage issue will have to be resolved. The Commission has no problem with recommending a waiver be granted for the requirement of a formal land development plan if the above issues are addressed.

Steve Fisher approached the Commission regarding the requirements for building an Amish school house (30' x 34' with an 8'-10' porch). This school would be located on the Aquilla Stoltzfus property (GN-35) along Smith Hollow Road. There will be a ninety-nine year lease agreement. Mr. Fisher was informed that a subdivision plan is required for the one acre school parcel. It will need to be located in an appropriate area for safety and transportation. Township and DEP requirements will also need to be met for the privy.

John Shanbarger inquired on behalf of his father and mother, John and Fern Shanbarger, about subdividing the remaining dwelling right from their property (EM-11) located along Wolf Road. An easement for the hydrogeologic study would be required. The Commission agreed with the location of the lot and gave the okay to proceed.

SUBDIVISION PLANS FOR REVIEW:

Randall K. & Sarah A. Patterson Final Plan #09307 – John Shanbarger made the motion to approve the plan conditional on the following outstanding comments being addressed:

1. An easement will be required to permit the encroachment of the existing shed on the Howard property onto the add-on lot area. The bearing and distances need to be added to the plan on the easement area. Mr. Howard will need to sign the plan.
2. Owner's notarized signatures need to appear on the plan (Section 601h).
3. Planning module approval by DEP and the township SEO (Section 602c).
4. A merger agreement will be required for Lot #2 and existing Bair property. Seconded by Mark Bupp, motion carried.

Philip P. Kauffman Final Plan #L-5036 – John Urey made the motion to approve the plan conditional on the following outstanding comments being addressed:

1. Need to assign the four dwelling rights and have them correctly documented on the plan.

2. The township needs to verify the adequacy of the proposed location with regard to the proposed widening for the shared driveway.
3. Recommend waiver to be granted for the requirement of Section 601 (scale).
4. Owner's notarized signatures need to appear on the plan (Section 601h).
5. Planning module approval by DEP and the township SEO (Section 602c).
6. Dated signatures and seals of the surveyor/engineer responsible for the plan must appear on the plan prior to final approval.
7. A use and maintenance agreement associated with the private driveway is required.

Seconded by Ray Krzywulak, motion carried.

SUBDIVISION PLANS TO BE TABLED:

Cool Country Properties Preliminary Plan #060619 – John Urey made the motion to table the plan due to lack of representation or a revised plan. Seconded by Mark Bupp, motion carried.

APPROVAL OF MINUTES:

John Urey made the motion to waive the reading of the minutes of 7/21/09 and to approve the same as written. Seconded by Mark Bupp, motion carried.

PUBLIC COMMENT:

There being no comments, the floor was closed.

ADJOURNMENT:

There being no further business, John Urey made the motion to adjourn the meeting. Seconded by Ray Krzywulak, motion carried. The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary

