

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: October 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 Thomas Gizzi and Mark Bupp.

Members absent: Ray Krzywulak, Ralph Daugherty and John Urey

Others present: Township Engineer Casey Deller and Zoning Officer Jeffrey Koons.

A quorum was present.

APPROVAL OF MINUTES:

Bruce Miller made the motion to waive the reading of the minutes of 9/15/09 and to approve the same as written. Seconded by Mark Bupp, motion carried unanimously.

SUBMITTALS AND SKETCH PLANS:

Frank Shaffer was present to discuss a concept plan of his property located in Felton Borough/Chanceford Township.

Mr. Shaffer stated that the August 18, 2009 minutes did not reflect that his land is primarily low quality non-prime soils. After reviewing the map, it was determined that most of the land is of low quality soils.

Casey Deller clarified to Mr. Shaffer that the land will always be in the Agricultural Zoning District regardless of the soils types. Lower quality or less productive soils may help alleviate some of the requirements of the Agricultural Zone. However, you cannot request a waiver from the Agricultural Zone requirements.

Mr. Shaffer is proposing a six lot subdivision—five on the portion in Chanceford Township and one on the Felton Borough portion. There is a question as to whether there are two dwelling rights with the railroad bed and needs to be verified by the township solicitor. He is proposing two of the lots be accessed from the railroad bed located in Felton Borough and three of the lots from the existing driveway located in Chanceford Township.

Also in question are the sewer hookups and the Supreme Court decision not yet rendered.

Mr. Shaffer was told that a decision cannot be made as to whether or not this plan is viable until the these issues are resolved.

STORMWATER MANAGEMENT PLAN:

The stormwater management plan for Brook Run Farms is still in progress and no action is required at this time.

SUBDIVISION PLANS TO BE TABLED:

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

PUBLIC COMMENT:

There being no comments, the floor was closed.

ACT 537 PLAN:

Casey Deller gave an update on the plan relative to hydrogeology studies that are now required and the amount of land needed for easements to accommodate them. Changes will need to be made to the Zoning Ordinance to coincide with the Plan.

ALTERNATIVE ENERGY:

The question was brought up by John Shanbarger as to how the township would handle on ground solar panels on a 100 acre farm. Bruce Miller commented economics makes this energy source unfeasible at this time. Stormwater management would need to be taken in to consideration as well.

LOWER SUSQUEHANNA CONSERVATION INITIATIVE:

Bruce Miller volunteered to attend this meeting. Basically their attributes were that the township should be looking at utilizing its natural resources to maximize the value. Utilization of these natural resources can then create a social stability within the community. When both are achieved, then there will be economic improvement in the community.

ADJOURNMENT:

There being no further business, Mark Bupp made the motion to adjourn the meeting. Motion carried unanimously. The meeting was adjourned at 8:02 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary

Minutes taken by Jeffrey Koons.