

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: November 17, 2009

Bruce Miller opened the meeting of the Chanceford Township Planning Commission at 7:05 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: Vice-chairman Bruce Miller, Members Mark Bupp, Ralph Daugherty, Thomas Gizzi, Ray Krzywulak and John Urey.

Members absent: Chairman John Shanbarger

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

A quorum was present.

APPROVAL OF MINUTES:

John Urey made the motion to waive the reading of the minutes of 10/20/09 and to approve the same as written. Seconded by Thomas Gizzi, motion carried unanimously.

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 John Urey, motion carried.

PUBLIC COMMENT:

There being no comments, the floor was closed.

ACT 537 PLAN/ZONING ORDINANCE CHANGES:

Casey Deller explained the proposed changes to the Zoning Ordinance relative to the Act 537 Plan and maximum lot sizes. The following options which are included in the changes will help ensure the limitation of lot sizes:

1. Locate a treatment system in line with the septic system.
2. Limit the size of the lot to 45,000 SF and obtain an easement from the adjoining property.
3. Grant a three acre lot but with a one acre building envelope on that lot. The other two acres would remain as an easement area where no buildings, driveways, etc. could be located.

Bruce Miller asked if an easement may be located across a roadway. Casey will research this and report back.

Another question requiring an answer is how these changes will affect Clean and Green.

The members will review the changes and discuss them at the next meeting.

ADJOURNMENT:

There being no further business, Ralph Daugherty made the motion to adjourn the meeting. Seconded by John Urey, the motion carried. The meeting adjourned at 8:13 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary

