

**Planning Commission  
CHANCEFORD TOWNSHIP**

**MEETING DAY & TIME:** December 15, 2009

John Shanbarger 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: Chairman John Shanbarger, Vice-chairman Bruce Miller, Members Ralph Daugherty, Thomas Gizzi and John Urey.

Members absent: Mark Bupp and Ray Krzywulak.

Others present: Township Engineer Karl Graybill, 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 11/17/09 and to approve the same as written. Seconded by Thomas Gizzi, motion carried unanimously.

**SUBMITTALS & SKETCH PLANS:**

Daniel Redmond, Stephen Stoltzfus and Nathan Good were present to inquire about subdividing a nine acre parcel from Mr. Stoltzfus's property to be added to Mr. Redmond's property. They were advised that the Prime Farmstead Exemption would apply to this subdivision but a dwelling right would be required. Also, an easement would need to be added to accommodate the Act 537 Plan.

It was suggested to Mr. Redmond that he might want to rethink the size of the lot he wishes to purchase in order to meet Clean and Green criteria.

Scott E. & Jennifer M. Taylor submitted a two lot final plan #09052 of their property located along Brownton and Blouse Roads in Chanceford/Windsor Townships. The plan was accepted. Ralph Daugherty made the motion to approve sending the planning module into DEP for approval. Seconded by Bruce Miller, motion carried.

**SUBDIVISION PLANS TO BE TABLED:**

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

**ACT 537 PLAN/ZONING ORDINANCE CHANGES:**

Karl Graybill explained the proposed changes necessary to coincide with the proposed Act 537 Plan. The question still needing to be addressed is regarding how these changes will affect Clean and Green. With regards to the question of locating an easement across a roadway, it can be done as long as it meets the required square footage on the other side of the roadway and is down slope.

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John Shanbarger stated he does not like the wording “alternative on site” sewage system in Section 207.6(d)1. Mr. Shanbarger feels the wording “conventional on site” system would be more appropriate. Karl stated that this wording came directly from DEP.

The Planning Commission members would like more time to review the proposed amendments. They will take action at the next meeting.

**PUBLIC COMMENT:**

There being no comment, the floor was closed.

**ADJOURNMENT:**

There being no further business, Ralph Daugherty made the motion to adjourn the meeting. Seconded by Bruce Miller, the motion carried. The meeting adjourned at 8:17 p.m.

Respectfully submitted,

Brenda C. Gohn  
Secretary

