

**Planning Commission  
CHANCEFORD TOWNSHIP**

**MEETING DAY & TIME:** January 19, 2010

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, Mark Bupp, Thomas Gizzi and John Urey.

Members absent: Mark Bupp and Ray Krzywulak.

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

A quorum was present.

**REORGANIZATION:**

A motion was made by Ralph Daugherty to retain John Shanbarger as chairman. Seconded by Bruce Miller, motion carried.

A motion was made by Ralph Daugherty to retain Bruce Miller as vice-chairman. Seconded by John Shanbarger, motion carried.

**APPROVAL OF MINUTES:**

Bruce Miller made the motion to waive the reading of the minutes of 12/15/09 and to approve the same as written. Seconded by Ralph Daugherty, motion carried unanimously.

**SUBMITTALS & SKETCH PLANS:**

Brian, Kevin and Neil Shaffer were present to discuss a sketch plan of their property part of which is located in Felton Borough. They proposed subdividing five lots two of which are located along the railroad bed. Brian Shaffer stated that they now have a fee simple deed to the railroad bed. They inquired as to whether they could convey two dwelling rights to the railroad bed if it was subdivided in half. After discussion, it was determined by the Planning Commission that they will need to resolve, in writing, the total number of dwelling rights designated to this property and it must be verified by the township solicitor. Also, what type sewage systems (in-ground or hookups to Felton's public system) are going to be used with appropriate documentation. The Shaffers were made aware that they could merge the railroad bed with the larger parcel.

**SUBDIVISION PLANS TABLED:**

Scott E. & Jennifer M. Taylor Final Plan #09052 – Ralph Daugherty made the motion to table the plan due to the number of comments that need addressed and no representation. Seconded by Bruce Miller, motion carried.

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.

**ZONING HEARING APPLICATION:**

Ruth Harris-Shaw and Attorney John Herrold were present to discuss Ms. Shaw’s application. After a thorough review of the Zoning Ordinance and a lengthy discussion, the Planning Commission determined that the application does not meet the criteria for a variance but does meet the special exception requirements in Section 404, Multi-Family Conversion, as well as the definition of a multi-family conversion. However, the 52 acre parcel will need to have two unutilized dwelling rights which will allow for two apartments providing the sewage system is adequately sized.

Bruce Miller made the motion to recommend that the application be amended from a variance to a special exception. Seconded by Mark Bupp, motion carried unanimously.

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

Bruce Miller made the motion to recommend approval of the zoning amendments as presented with the following exception:

In Section 207.6.d.1 (bottom of page 2), the words “in an economically feasible manner and” need to be added to the section describing the applicants requirements to provide evidence that a conventional or non-standard system cannot be used to result in a lot size in conformance with the zoning regulations. Their rationale is that while some such systems may be available, they may be very expensive and they want to clearly call out that economics is a factor in determining whether or use these systems.

Seconded by Ralph Daugherty, motion carried.

**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 9:20 p.m.

Respectfully submitted,

Brenda C. Gohn  
Secretary

