

**Planning Commission  
CHANCEFORD TOWNSHIP**

**MEETING DAY & TIME:** February 16, 2010

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 Ralph Daugherty, Mark Bupp, Thomas Gizzi and Ray Krzywulak.

Members absent: John Urey.

Others present: Township Engineer Casey Deller, 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 1/19/10 and to approve the same as written. Seconded by Bruce Miller, motion carried unanimously.

**SUBMITTALS & SKETCH PLANS:**

Scott Zurin was present to inquire about subdivision of his property located off Richmond and Myers Roads. He stated there are three tracts of land with a total of five dwelling rights. Mr. Zurin would like to subdivide two two-acre lots from the one eight acre tract. He was informed that the remaining two acres would need to be joined with one of the other tracts. These lots are currently accessed by a twenty foot wide right of way. It was suggested that he come to the next Planning Commission meeting with a detailed sketch plan.

Henry and Janet Tyson were present to inquire about selling a family owned tract (HN-71D) of land located along Boyd Road. However, this parcel would have to be accessed from HN-71C. He was advised 71C could grant access to 71D by way of an agreement containing the legal description referencing the deed for each property. The Tysons will obtain a surveyed description of the right of way for the required agreement.

The Tysons also inquired about transferring development rights from HO-8 to another property owned by them. They were informed that this could be done along as all regulations are met.

George Snyder was present to inquire about subdividing a lot from his property on which a pre-existing mobile home is located. Since he has the available dwelling rights, he was advised to proceed. Casey Deller will obtain clarification from PA DEP as to whether or not the Act 537 Plan applies to this subdivision.

Steven S. and Nancy F. Stoltzfus submitted a two lot final plan #3902-FSD-1 of their property (HN-61) located along Furnace Road. The plan was accepted. Casey Deller will obtain clarification from PA DEP as to whether or not the Act 537 Plan applies to this subdivision.

**SUBDIVISION PLANS TABLED:**

Scott E. & Jennifer M. Taylor Final Plan #09052 – Bruce Miller made the motion to table the plan due to lack of representation or revised plans. Seconded by Ralph Daugherty, motion carried.

Cool Country Properties Preliminary Plan #060619 – Bruce Miller made the motion to table the plan due to lack of representation or revised plans. Seconded by Mark Bupp, 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 Thomas Gizzi, the motion carried. The meeting adjourned at 8:23 p.m.

Respectfully submitted,

Brenda C. Gohn  
Secretary

