

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: March 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, John Urey and Ray Krzywulak.

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 2/16/10 and to approve the same as written. Seconded by Bruce Miller, motion carried unanimously.

SUBMITTALS & SKETCH PLANS:

Brian Shaffer was present to discuss a sketch plan of property located in Felton Borough/Chanceford Township. He is proposing a subdivision of three lots with an existing 16 foot driveway. The railroad bed will be added to the lots respectively. Mr. Shaffer was made aware that the hydrogeologic study will be required for this subdivision. The Commission feels that since this land is all non-prime, the size of the lots is acceptable. Mr. Shaffer was given the okay to proceed.

SUBDIVISION PLANS REVIEWED:

Steven S. & Nancy F. Stoltzfus Final Plan #3902-FSD-1 – This plan is not being proposed as a building lot. However, a dwelling right will be designated to it. Bruce Miller made the motion to recommend approval of the plan subject to the waivers being granted and the following comments being addressed:

1. A waiver from the requirement of SALDO Section 601a (Sheet 2 scale).
2. A waiver from the requirement of the SALDO Section 601d (boundary lines of tract by field survey).
3. A waiver from the requirement of the SALDO Section 601m (plan orientation).
4. Legal and dedicated right of way of Boyd Road.
5. Owner's notarized signatures must appear on the plan (Section 601h).
6. Dated signatures and seals of the professional land surveyor and/or professional engineer must appear on the plan prior to final approval.
7. Site visit by the township engineer.
8. A note needs to appear on the plan stating that there are no steep slopes within the surveyed area.

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Seconded by Mark Bupp, motion carried unanimously.

SUBDIVISION PLANS TABLED:

Scott E. & Jennifer M. Taylor Final Plan #09052 – Bruce Miller made the motion to table the plan subject to a waiver of time being signed by Mr. Taylor. 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 Ralph Daugherty, motion carried.

ZONING HEARING APPLICATION:

Larry Forry applied for a special exception to operate a home occupation (lawn and garden equipment repair) on his property located along Bacon Road. Mr. Forry meets all requirements with the exception of Section 424.10d(1) due to the building being less than 500 feet from an existing residence on an adjacent lot and the building being constructed or altered after January 1, 1992.

Bruce Miller made the motion to recommend the special exception be granted. Seconded by Ralph Daugherty, motion carried unanimously.

PUBLIC COMMENT:

There being no comment, the floor was closed.

Casey Deller confirmed that George Snyder will not be required to do a hydrogeologic study when he subdivides an existing mobile home from his property.

Casey also explained that he was directed to look at the Stormwater Management Ordinance; specifically, the size of the stormwater structures that are designed to certain rainfalls (10 yr., 50 yr., 100 yr.). Also, Casey is reviewing the procedures for a plan and will revise where needed. If the Board agrees with the changes, they will then be brought before the Planning Commission for review.

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 8:22 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary