

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: July 20, 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, Ralph Daugherty, John Urey and Mark Bupp.

Members absent: Vice-chairman Bruce Miller, Thomas Gizzi 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:

John Urey made the motion to waive the reading of the minutes of 6/15/10 and to approve the same as written. Seconded by Ralph Daugherty, motion carried unanimously.

SUBMITTALS & SKETCH PLANS:

Bradley Peters and Robert Gochenaur were present regarding property located along Gum Tree Road (GN-31, 31C & 33). These lots have no road frontage. There is a private right-of-way for which they are trying to determine ownership. This right-of-way appears, after reviewing prior subdivision plans, to be part of parcel 31C. However, because 31 and 31C are in land preservation, the Land Preservation Board does not want this right-of-way recorded. They were advised to research the deeds and plans at the courthouse or hire a title or settlement company to do the research.

George Meyers as present to inquire about his right-of-way located on Smith Hollow Road which does not meet the twenty-five foot width requirements. He was advised to approach the adjoining property owner regarding purchasing land or approach the Board of Supervisors for a waiver to install a driveway of less than twenty-five feet.

Weldon & Wanda Arnold were present to ask if it was possible to build a house on his mother's ten acre property (HM-8) and use the existing house for storage. They were advised this can be done. However, they were made aware that they should have the existing septic system inspected and that they will need a highway occupancy permit for the proposed new driveway.

Virginia Edwards and Clark Eveler were present to inquire about subdividing land from Ms. Edward's 3.8 acre property (HN-5) to add to Mr. Eveler's .30 acre property (HN-4) in order to make it more conforming. Mr. Eveler was advised he may want to do

a percolation test before determining how much land he may need to purchase to satisfy his needs.

Steve Young (GN-51D) was present to inquire about purchasing land (4000 feet) from the adjoining property owner for the purpose of building an accessory garage. Even though this will create an oversized lot, the Planning Commission gave the okay since the land he is proposing to purchase is not farmable and would have no impact on agricultural land.

SUBDIVISION PLAN REVIEWED:

Scott E. & Jennifer M. Taylor Final Plan #09052 – Ralph Daugherty made the motion to approve the plan conditional on the following comments being addressed:

1. A highway occupancy permit is required for Brownton Road.
2. Owner’s notarized signatures and seal of professional engineer/surveyor (Section 601h).
3. The appropriate erosion and sedimentation measures need to be provided on the plan (Section 602a).
4. Construction detail/information for the 30” pipe at the end of the driveway must be provided (Section 602b).
5. Stormwater facilities must be designed and sized per Stormwater Management Ordinance.

Seconded by Mark Bupp, motion carried unanimously.

SUBDIVISION PLAN TABLED:

Cool Country Properties Preliminary Plan #060619 – Mark Bupp made the motion to table the plan due to lack of representation or revised plans. Seconded by John Urey, motion carried unanimously.

ZONING HEARING APPLICATION:

AT&T Mobility are proposing extending the tower at the Brogue Center, owned by Verizon, additional ten feet and adding four 4 ½ to 5’ antennas per sector. It was also stated that probably a light will need to be added to the tower because of the location of the Baublitz Airport. Ralph Daugherty made the motion to recommend approval if all the requirement of the Tower Ordinance are met. Seconded by Mark Bupp, motion carried. It is noted that John Urey did not vote.

SIGNS:

The Zoning Officer discussed the sign ordinance with the Planning Commission regarding the size of agricultural signs. Jeff feels this section needs to be amended. He will check various signs throughout the township to determine what size is reasonable for this use. It will be discussed at the next meeting.

HORSE RESCUE:

Kelly Young is looking at a 23 acre property on Lucky Road (HN-33D) that she would use for a horse rescue if purchased. The Planning Commission discussed whether or not she needed to go to the Zoning Hearing Board for a special exception. They felt that this is an agricultural use and therefore, should be allowed.

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 9:16 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary

