

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: August 17, 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, Mark Bupp, John Urey and Ray Krzywulak.

Members absent: Ralph Daugherty and Thomas Gizzi.

Others present: Township Engineer John Klinedinst, 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 7/20/10 and to approve the same as written. Seconded by Bruce Miller, motion carried unanimously.

SUBMITTALS & SKETCH PLANS:

Robert Burchett was present with a sketch plan of his property located on Cramer Road (FM-1). He inquired about subdividing ten acres utilizing the Prime Farmstead provision and two add-on lots to be added to other land adjoining this property and owned by him. After review of the sketch plan, the Planning Commission advised Mr. Burchett to proceed.

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 Bruce Miller, motion carried unanimously.

PUBLIC COMMENT:

There being no comments, the floor was closed.

ZONING OFFICER:

Jeff Koons will report his findings regarding agricultural signs at next month's meeting.

Jeff asked for an opinion as to what type of screening (as required by a prior settlement agreement) should be required by the township for the cell tower located at the Brogue Center. John Klinedinst suggested letting AT&T Mobility make a proposal and then determine if it is acceptable.

Also, Jeff discussed Section 420.d of the Educational Facilities with regards to a proposed Amish school. They would like to put the playground in the front yard, due to

the Nickol Mine incident, which is not allowed. All agreed that they have two options—move the location of the school or apply to the Zoning Hearing Board for a variance.

John Shanbarger discussed Section 413 Bed and Breakfast with the Planning Commission. John asked the question, can a tenant operate a bed and breakfast? Sections 413.a and 413.g were reviewed but the Planning Commission could not reach any conclusions. They feel it would need to go before the Zoning Hearing Board for interpretation.

ADJOURNMENT:

There being no further business, Bruce Miller made the motion to adjourn the meeting. Seconded by Mark Bupp, the motion carried. The meeting adjourned at 7:46 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary

