

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: October 19, 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, Thomas Gizzi, Ray Krzywulak and John Urey.

Members absent: Ralph Daugherty.

Others present: Township Engineer Casey Deller and Zoning Officer Jeffrey Koons.

A quorum was present.

APPROVAL OF MINUTES:

Mark Bupp made the motion to waive the reading of the minutes of 9/21/10 and to approve the same as written. Seconded by Bruce Miller, motion carried.

SUBMITTALS & SKETCH PLANS:

Shenberger's Chapel Church – Bob Sandmeyer of Site Design Concepts along with Paul and Kim Kinley were present to inquire about subdividing an add-on lot of approximately 2.5+ acres to the church parcel of 3.7 acres (tax map 6 – parcel 29). This land would be purchased from the neighboring property of Ronald and Eileen Druck who own 9.4 acres (tax map 6 – parcel 28). This subdivision is necessary so that the church can be relocated/rebuilt on this lot with adequate area for future expansion if needed.

John Urey commented that this will become an oversized lot with two dwelling rights should the church not come to fruition. All agreed that the oversized lot will a comment from York County Planning Commission but feel it will be acceptable in this instance.

Percolation and probe tests have been performed as well as a hydrogeological study. Both were acceptable. They were advised to proceed.

Robert B. & Judy K. Burchett – submitted a three lot final plan #10069 of their property located along Wise, Brogueville and Laurel Roads. The plan was accepted for review as submitted.

SUBDIVISION PLAN TABLED:

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 unanimously.

PUBLIC COMMENT:

There being no comments, the floor was closed.

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OTHER BUSINESS:

New Harmony Presbyterian Church – the church is considering purchasing FM-62A (.60 acres) to be added to their cemetery. The Commission had no problem with this addition. However, the thirty foot requirement from all property and street lines will need to be met.

Barley Property – the lots GM – 31C, 33 and 31 were discussed with regards to the access to them. There is a twenty-five foot right of way that, according to the subdivision plan #62-52 approved on 10/10/90, accesses lots 1 (31C) and 3 (31E) only. There is also a ten foot right of way to the property that is inadequate due to the width and it is not known whether or not it is deeded. In addition, the sketch plan submitted to obtain a zoning permit appears to have the proposed agricultural buildings extending over the property line on parcel 33. The secretary was directed to talk with the township solicitor before taking any action concerning the zoning permit.

Windmills were discussed relative to what regulations should be included in an ordinance for this type use. Casey Deller will gather information for the Planning Commission to review.

The Planning Commission feels that the 400 square feet of impervious area, which precipitates the need for stormwater management is too low. Casey Deller will bring this matter to the Board's attention.

ADJOURNMENT:

There being no further business, John Urey made the motion to adjourn the meeting. Seconded by Bruce Miller, the motion carried. The meeting adjourned at 8:23 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary

