

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: November 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, Ralph Daugherty, Mark Bupp, Thomas Gizzi, Ray Krzywulak (left the meeting at 8:14 p.m.) and 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 10/11/10 and to approve the same as written. Seconded by Bruce Miller, motion carried.

SUBMITTALS & SKETCH PLANS:

Neil Shaffer was present to let the Commission know that the survey work has not been completed as yet and therefore, he has no plan to submit. Pins have been installed but lines need to be shot. Mr. Shaffer requested he be put on the December agenda.

Collinsville Land Co. – Jon Myers presented a sketch plan of this land located along Delta and Walker Roads. Mr. Strathmeyer has two options he wanted Mr. Myers to discuss with the Planning Commission—subdividing one lot with a dwelling right and leaving the remaining dwelling right with the residual or subdividing two lots with dwelling rights and adding the residual to joining land he owns in Lower Chanceford Township in which case, both townships would need to give approval.

The nitrate issue will need to be dealt with before a decision is made as to which option Mr. Strathmeyer chooses.

SUBDIVISION PLAN FOR REVIEW:

Robert B. & Judy K. Burchett Final Plan \$10069 – The plan will require a waiver for the North arrow. It was requested that a note be added to the plan stating how many dwelling rights are currently designated to former lot #5 before lot #2 and #3 are added to it. The note also needs to state that no additional dwelling rights will be accumulated by adding lots #2 and #3 to lot #5. Bruce Miller made the motion to table the plan due not having all the comments addressed and to give the township engineer time to review the plan. Seconded by Ralph Daugherty, motion carried unanimously.

SUBDIVISION PLAN TABLED:

Cool Country Properties Preliminary Plan #060619 – Ralph Daugherty made the motion to table the plan due to lack of representation or revised plans. Seconded by Bruce Miller, motion carried unanimously.

ZONING HEARING APPLICATION:

Trent Young has applied for a special exception (Section 424 Home Occupation) to operate an auto mechanic/agricultural equipment repair shop.

Mr. Young was made aware that he the applicant not being the owner (Section 424.a(1) could be a problem in obtaining the special exception. However, Bruce Miller stated that there are ways to remedy this by way of deeding or putting the business in the property owner's name. Section 424.10c(1) states that the building needs to be located on non-prime agricultural soils. However, in contradiction to this section, the Planning Commission feels that a smaller amount of prime soils will be disturbed by placing the building closer to the driveway on the prime soils which will also put it in close proximity to the non-prime soils than by disturbing more prime soils in getting to the non-prime soils.

Bruce Miller made the motion to recommend approval. Seconded by Ralph Daugherty, motion carried unanimously.

PUBLIC COMMENT:

There being no comments, the floor was closed.

SIGN ORDINANCE:

The Sign Ordinance will be discussed at a future meeting.

WINDMILLS:

Windmills will be discussed at a future meeting.

STORMWATER MANAGEMENT:

Jeff asked when a stormwater management plan should be required for a structure. Casey feels any structure with 400 or more square feet of impervious area should have a plan with an engineer's seal on it to insure that the system will operate properly. According to Casey, there are new stormwater management regulations being developed by DEP that will be coming out in 2011 which will be mandated by them. Casey feels that the township regulations need to be updated as well. It was suggested putting in a square footage range that would determine when a stormwater management plan will be required.

The Planning Commission decided to wait until the new DEP regulations come out before doing anything.

RIGHT OF WAY:

The George Meyers property was again discussed with regards to his right of way. After a lengthy discussion, the Commission feels their determination of the situation stands as written in last month's minutes.

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 9:07 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary

