

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: December 21, 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 and John Urey.

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

A quorum was present.

APPROVAL OF MINUTES:

Ralph Daugherty made the motion to waive the reading of the minutes of 11/16/10 and to approve the same as written. Seconded by Bruce Miller, motion carried.

SUBMITTALS & SKETCH PLANS:

David A. & Carl J. Hopkins submitted a two lot final plan #L-5379 of their property located along Muddy Creek Forks, Old Forge, Flaharty and Guinston Roads.

Plan was accepted for review.

SUBDIVISION PLAN FOR REVIEW:

Robert B. & Judy K. Burchett Final Plan #10069 – outstanding comments are as follows:

1. Two concrete markers are required to be labeled on plan.
2. Owner's notarized signatures need to appear on the plan.
3. A waiver request from Section 601m (plan orientation).
4. A non-building waiver needs to be filed with DEP.
5. A merger agreement is required.

Ralph Daugherty made the motion to recommend granting the waiver from the Requirement of Section 601m. Seconded by Bruce Miller, motion carried.

John Urey made the motion to approve the plan contingent on the above comments being addressed. Seconded by Bruce Miller, motion carried.

George Meyers – Mr. Meyers submitted a written request for modification of the twenty-five foot right of way requirement in the Subdivision and Land Development Ordinance. After a lengthy discussion, the Planning Commission recommends a modification of Section 703(2)e from the 25 foot requirement to a 19.65 foot right of way with the assumption that a 16 foot wide cartway will be constructed.

The Planning Commission also recommends that Section 709d (4th bullet) be modified to accommodate a 16 foot wide driveway. Although, assuming a 16 foot wide driveway will be constructed, if the applicant constructs a 12 foot wide driveway, future

expansion to 16 feet will require the applicant to prove that the driveway improvements will fit within the existing width.

Mr. Meyers is requesting a modification from the Subdivision and Land Development Ordinance requirements because of reduction of the access width by 5.45 feet will have the benefit of preserving tillable land and high quality timber land was to be installed from Gum Tree Road.

Bruce Miller made the motion to recommend that approval be granted for the modification. Seconded by Ralph Daugherty, motion carried.

SUBDIVISION PLAN TABLED:

Cool Country Properties Preliminary Plan #060619 – Mark Bupp made the motion to reject the plan unless a waiver is provided to the township. Seconded by Ralph Daugherty, motion carried.

PUBLIC COMMENT:

There being no comments, the floor was closed.

SIGN ORDINANCE/WINDMILLS/ACCESS DRIVES:

Information was distributed and discussed briefly but further review and discussion will be forthcoming.

ADJOURNMENT:

There being no further business, Ralph Daugherty made the motion to adjourn the meeting. Seconded by Mark Bupp, the motion carried. The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary

Minutes typed as taken by Jeffrey Koons.

