

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: January 18, 2011

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 Robert Lyter.

Others present: Township Engineer Casey Deller, Zoning Officer Jeffrey Koons and Secretary-Treasurer Brenda Gohn

A quorum was present.

REORGANIZATION:

A motion was made by Ralph Daugherty to retain John Shanbarger as chairman. Seconded by Bruce Miller, motion carried unanimously.

A motion was made by Ralph Daugherty to retain Bruce Miller as vice-chairman. Seconded by Thomas Gizzi, motion carried unanimously.

APPROVAL OF MINUTES:

Bruce Miller made the motion to waive the reading of the minutes of 12/21/10 and to approve the same as written. Seconded by Ralph Daugherty, motion carried.

SUBMITTALS & SKETCH PLANS:

Frank N. Shaffer, Sr. Family Limited Partnership Final Plan #L-5380 was submitted. The plan was accepted for review.

SUBDIVISION PLAN FOR REVIEW:

David A. & Carol J. Hopkins Final Plan #L-5379 – this plan is subdividing a 2.1 acre lot to be conveyed to Guinston United Presbyterian Church. It was noted by the Township Engineer that when creating Lot #2, this plan then separates the residual parcel into two separate non-contiguous tracts of less than fifty acres. This is not permitted by the Zoning Ordinance because either the residual lands must be contiguous, or the new lots must be fifty or greater acres. Should zoning relief be obtained for this option, both new lots would be considered building lots and would need to have a hydrogeological study done, driveway permits issued and a Component II would need to be submitted to DEP. An alternative would be to maintain a strip of land owned by the Hopkins along Old Forge Road to keep the lands contiguous. Another alternative would be to grant a ninety-nine year lease to the church. The Township Engineer will review the lease option to determine if this option maintains the lands as contiguous. Mr. Hopkins will take this information into consideration.

PUBLIC COMMENT:

There being no comments, the floor was closed.

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OTHER BUSINESS:

The Sign Ordinance and the possible creation of a windmill/solar system ordinance will be discussed further when more information is gathered.

ADJOURNMENT:

There being no further business, Ralph Daugherty made the motion to adjourn the meeting. Seconded by Bruce Miller, the motion carried. The meeting adjourned at 8:40 p.m.

Respectfully submitted,

Brenda C. Gohn
Secretary

