

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: March 15, 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, and Robert Lyter.

Members absent: Thomas Gizzi and Ray Krzywulak.

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 2/15/11 and to approve the same as written. Seconded by Mark Bupp, motion carried unanimously.

SUBDIVISION PLANS FOR REVIEW:

David A. & Carol J. Hopkins Final Plan #L-5379 – Mark Bupp made the motion to table the plan due to the Hopkins applying to the ZHB for a variance to allow this subdivision. Seconded by Bruce Miller, motion carried unanimously.

Frank Shaffer, Sr. Family Limited Partnership Final Plan #L-5380 – Ralph Daugherty made the motion to table the plan due to lack of representation and the number of comments needing addressed. Seconded by Bruce Miller, motion carried unanimously.

George W. & Brenda E. Snyder Final Plan #6801-FSD-1 – Ralph Daugherty made the motion to recommend approval of waiving the requirement of Section 601 (scale). Seconded by Bruce Miller, motion carried.

Bruce Miller made the motion to approve the plan contingent on the following comments being addressed:

1. Owner's notarized signature needs to appear on the plan (Section 601h).
2. Dated signature and seal of the professional land surveyor and/or professional engineer.

Seconded by Ralph Daugherty, motion carried.

PUBLIC COMMENT:

Tarry Bratton was present to inquire about building one stallion barn and one mare barn as well as an office for his Ghost Ridge Farms (13 employees) and B.C. Inc. (40 employees) on his property located along Hake and Reed Roads.

With regards to the office building, it was determined that the Ghost Ridge Farms office is an agricultural use. However, the B.C. Inc. office is a non-agricultural use and would require a special exception and utilization of a dwelling right. In addition, a land development plan would be required.

There being no further comments, the floor was closed.

Bruce Miller handed out to the members an application that is available to farmers to help pay seventy-five percent of the cost of an energy audit.

ZONING HEARING APPLICATION:

David A. & Carol J. Hopkins applied for a variance to allow a 2.14 acre lot to be subdivided from their property along Guinston Forge Road that inadvertently puts the property in conflict with Section 207.5 of the Zoning Ordinance.

After the Commission reviewed the information thoroughly, Bruce Miller made the motion deeming that a variance is not required because of the buildings located on EM-36A—that was once part of this property—qualifies for the Prime Farmstead Exemption and thus allows him to create a lot of less than fifty acres. Seconded by Ralph Daugherty, motion carried unanimously.

CUFF’S RUN PROJECT:

Casey Deller explained what the project is and the process of licensing.

AGRICULTURAL SECURITY AREA MODIFICATION:

After reviewing the modification to the ASA, Mark Bupp made the motion to recommend approval of the modification as follows:

Dale D. & Charlotte L. McKinley – GM-52 – 48 Acres

Seconded by Ralph Daugherty, motion carried unanimously.

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 9:40 p.m.

Respectfully submitted,

Brenda C. Gohn, Secretary

