

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: May 17, 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, Ralph Daugherty, Thomas Gizzi, Mark Bupp, Rob Lyter and Ray Krzywulak.

Members absent: Bruce Miller.

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 4/19/11 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 – Casey stated he will talk with Lee Faircloth regarding a note be put on the plan stating that no building permits be issued until all approvals are obtained from the proper agencies. Ralph Daugherty made the motion to table the plan due to lack of representation or revised plans. Seconded by Mark Bupp, motion carried unanimously.

Frank Shaffer, Sr. Family Limited Partnership Final Plan #L-5380 – Mark Bupp made the motion to table the plan due to lack of representation or revised plans. Seconded by Ralph Daugherty, motion carried unanimously.

Robert B. & Judy K. Burchett, Philip A. & Mary A. Minnich and Neil F. & Cindy L. Minnich Final Plan #10069-1 – the engineer commented that the mobile home on the Neil Minnich property should be labeled as a hardship dwelling with the note that when the hardship no longer exists, the mobile home will be removed. Ralph Daugherty made the motion to table the plan due to not having received comments from the York County Planning Commission. Seconded by Mark Bupp, motion carried unanimously.

PUBLIC COMMENT:

There being no comments, the floor was closed.

OTHER BUSINESS:

The Sign Ordinance will be discussed further when more information is gathered.

Casey continues to pursue finding someone to discuss windmills/solar energy with the Planning Commission.

ZONING OFFICER:

Jeff discussed with the Planning Commission an AT&T Utility Tower located at 1000 Trinity Rd. They are proposing to bring fiber through 45 feet of 4” conduit from a proposed Mesa cabinet to the rear of the AT&T shelter. There is no electrical work involved in this upgrade. The Commission felt that once they have completed their work, there will be no visible change and therefore, should not require any approvals from the township.

Also, James Ewell has inquired about an automobile inspection as a home occupation along with a car sales operation on a property that he is considering purchasing along Cramer Road. The Planning Commission does not have a problem with the automobile inspection but feels the car sales does not meet the home occupation regulations.

ADJOURNMENT:

There being no further business, Ralph Daugherty made the motion to adjourn the meeting. Seconded by Thomas Gizzi, the motion carried. The meeting adjourned at 7:48 p.m.

Respectfully submitted,

Brenda C. Gohn, Secretary