

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: June 21, 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 5/17/11 and to approve the same as written. Seconded by Mark Bupp, motion carried unanimously.

SUBMITTALS & SKETCH PLANS:

Joan Bollman was present to inquire about subdividing property located along Gum Tree and Pomraning Roads. The property is in land preservation. The proposed subdivision consists of two lots—one 90+ acre lot with an existing dwelling and one 205 acre lot with an existing dwelling and one designated dwelling right. The Planning Commission told her to proceed.

George Meyers was present to inquire about joining his parcel with a barn to a parcel containing his house and business. He also would like to subdivide a 1.91 acre lot across Gum Tree Rd. John Shanbarger informed Mr. Meyers that the Act 537 Plan recently adopted by the township may affect the subdivision of 1.91 acre lot.

Casey pointed out that if the property containing the barn is joined to the property with his house, there will not be the required minimum frontage remaining on this property where the actual property would abut the road right of way. If Mr. Meyers wishes to pursue joining the two properties, he will need to verify that a driveway can be constructed on Gum Tree or Smith Hollow Roads in order to have the minimum frontage.

Mr. Meyers will take this information under consideration before proceeding.

Benuel Esh owns an existing farmstead property along Arnold Road. He is proposing taking down existing farm buildings and erecting a milking parlor, a smaller feed bin and nutrient management ponds. He is inquiring as to whether he needs to submit a formal stormwater management plan. He is removing 4500 square feet of buildings and adding 4700 square feet of buildings. The Planning Commission determined that he doesn't need a formal plan at this point. However, since he has a plan

prepared by a professional engineer for nutrient management, Casey recommended having this plan signed and sealed and on file. The plan could also contain notes regarding stormwater management.

SUBDIVISION PLANS FOR REVIEW:

David A. & Carol J. Hopkins Final Plan #L-5379 – Ralph Daugherty made the motion to recommend granting waivers from the requirement of Section 501c (topography) and Section 601f (metes and bounds). Seconded by Mark Bupp, motion carried unanimously. Ralph Daugherty made the motion to approve the plan conditional on the following comments being addressed.

1. The plan needs to show the dedicated right of way on the church property.
2. The plan needs to include existing buildings on the church property.
3. The owners notarized signatures need to appear on the plan (601i).
4. The location of existing wells and septic systems need to be shown on the church property (601i).
5. The building setbacks need to be provided on the plan for Lot #1 (601i).
6. The dated signature and seal of the professional land survey and/or professional engineer responsible for the plan must appear on the plan prior to final approval.

Seconded by Thomas Gizzi, 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 Thomas Gizzi, motion carried unanimously.

Robert B. & Judy K. Burchett, Philip A. & Mary A. Minnich and Neil F. & Cindy L. Minnich Final Plan #10069-1 - Ralph Daugherty made the motion to table the plan due to the lack of revised plans. 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.

ENGINEER:

Casey Deller brought to the attention of the Planning Commission that the township applied for Community Development Block Grant money which includes amendments to the sign ordinance.

He also made them aware that the Stormwater Management Ordinance will need to be updated to meet the new state 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 8:25 p.m.

Respectfully submitted,

Brenda C. Gohn, Secretary

