

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: September 20, 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, Thomas Gizzi, Mark Bupp and Rob Lyter.

Members absent: Ray Krzywulak.

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

It was noted that there was no meeting in August due to no business to conduct.

A quorum was present.

APPROVAL OF MINUTES:

Ralph Daugherty made the motion to waive the reading of the minutes of 7/19/11 and to approve the same as written. Seconded by Thomas Gizzi, motion carried unanimously.

SUBMITTALS & SKETCH PLANS:

Bruce and Jill McKinley were present to inquire about subdividing a one acre lot from their property located on Sam's Road. The Planning Commission had a concern regarding the location of the lot being in the middle of the property. The McKinleys stated that the location is due to a natural swale. A hydrogeo study will be required which may necessitate a larger lot justifying the lot size and location. It was suggested doing the hydrogeo study first to determine what size lot will be needed. They were advised to return to the Planning Commission after the study has been completed.

George and Jane Meyers were present to discuss adding his parcel containing the barn to his parcel containing their house and business to incorporate all buildings on one deed. It was discussed putting a right of way in the front of the barn extending around to the back of the barn and attaching to the existing driveway to provide future access to the remaining 68 ½ acres. If Mr. Meyers chooses to create the second driveway, Casey would like to see stormwater controls and grading on the plan.

SUBDIVISION PLANS FOR REVIEW:

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

ZONING HEARING APPLICATION:

Tarry Bratton has applied for a Special Exception to operate a Contractor's Office on his property located along Reed's Road. There was discussion and concern regarding the location of this building being on prime soils. Mr. Bratton stated he is willing to move it out of prime soils if required.

After thorough discussion of the application and Section 418, Bruce Miller made the motion to recommend approval because it fits the requirements of a contractor's office and if the office building is located on prime agricultural soils, it will require a dwelling right for as long as the non-agricultural use is in operation. If it falls in non-prime soils, no dwelling right is required to be used. Seconded by Ralph Daugherty, motion carried unanimously.

PUBLIC COMMENT:

There being no comments, the floor was closed.

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 9:24 p.m.

Respectfully submitted,

Brenda C. Gohn, Secretary

