

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: October 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, Ray Krzywulak and Rob Lyter.

Members absent: Thomas Gizzi.

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 9/20/11 and to approve the same as written. Seconded by Mark Bupp, motion carried unanimously.

SUBMITTALS & SKETCH PLANS:

Bruce and Jill McKinley were present with another sketch plan to inquire about subdividing their land into two ten acre lots. The Mckinleys feel there is lot size justification due to the number of trees and slopes on the property. John Shanbarger stated that at one time, if the property was heavily wooded, it was considered non-prime but this is no longer the case. The required hydrogeological study may justify a larger lot. However, any lot larger than the easement dictates would be in violation of the ordinance.

It was suggested contacting a soil scientist to confirm soil types.

In clarification of the location, John Shanbarger stated that if two and one-half acres is required to accommodate the hydrogeologic easement, the Commission could justify an additional one-half acre being added so that there would be road frontage provided to the lot.

Jason Sawicki was present with a sketch plan to inquire about subdividing a two acre lot from property located at 1618 Richmond Road (HM-106). The Commission feels that the location of the lot is acceptable and he was advised to proceed. He was made aware that he will need a hydrogeological study which will determine if he will be allowed an oversized lot.

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 Daughter, motion carried unanimously.

PUBLIC COMMENT:

Tarry Bratton was present to discuss obtaining a right of way from his neighbor (Lapp). He was advised that it will need to be twenty-five feet or more if required and must meet the requirements of the township.

Mr. Bratton also inquired as to what was needed if he decides to lease the Heindel building located at 2555 Delta Road. He was told that a U&O was required.

There being no further comments, the floor was closed.

RESIGNATION:

Ray Krzywulak submitted a letter of resignation effective October 18, 2011. The Commission thanked him for his service and wished him well.

CDBG PROGRAM:

Casey reminded the Commission that the township was awarded grant money under this program effective January 2012. This grant will allow the Commission to look at the ordinances and recommend amendments.

ADJOURNMENT:

There being no further business, Ralph Daugherty made the motion to adjourn the meeting. Seconded by Mark Bupp, the motion carried. The meeting adjourned at 8:19 p.m.

Respectfully submitted,

Brenda C. Gohn, Secretary