

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: November 15, 2011

Bruce Miller 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: Vice-chairman Bruce Miller, Ralph Daugherty, Mark Bupp, and Thomas Gizzi.

Members absent: John Shanbarger and Rob Lyter.

Others present: Township Engineer Casey Deller and Zoning Officer Jeffrey Koons.

A quorum was present.

APPROVAL OF MINUTES:

Thomas Gizzi made the motion to waive the reading of the minutes of 10/18/11 and to approve the same as written. Seconded by Ralph Daugherty, motion carried unanimously.

SUBMITTALS & SKETCH PLANS:

Bruce and Jill McKinley were present to discuss subdividing their property into two ten acre lots.

Bruce Miller stated that at the last meeting, the Planning Commission's concern was keeping the lot size to an acre as well as preserving agricultural land. However, two of the Planning Commission members verified justification in that there is minimum high quality agricultural land in the ten acres that would be subdivided off regardless of the soils types. In addition, the access is good. It was suggested adding these notes to the plan. They were given the okay to proceed.

Patty Fisher of James Holley and Associates was present to discuss subdivision of the Craig and Tammy Stelts property located at 284 Main Street. It is a proposed three lot subdivision. Access to the lots will be by way of a right of way easement. The nitrate study has been completed and an easement for this will be provided. They were given the okay to proceed.

Bob Sandmeyer of Site Design Concepts was present on behalf of the Shenberger's Chapel U.M. Church to submit a subdivision plan. Stone Fence Acres is selling the church approximately fourteen acres. This lot, along with the other parcels of the church will be combined into one parcel. Bruce Miller stated that one of the dwelling rights may have to be utilized because of building on prime soils. Access will be from Chapel Church Road. Mr. Sandmeyer is requesting two waivers—one deferring public improvements and one from a submission of a feasibility study. Both will be addressed when the land development plan is submitted.

Jason Sawicki was present to inform the Planning Commission that he had the hydrogeological study done and the test results determined that he will need a 2.6 to 2.7 acre lot to accommodate the easement.

SUBDIVISION PLANS FOR REVIEW:

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 Daughter, 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 7:57 p.m.

Respectfully submitted,

Brenda C. Gohn, Secretary

Minutes typed as taken by Jeffrey Koons.