

**Planning Commission
CHANCEFORD TOWNSHIP**

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

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 11/15/11 and to approve the same as written. Seconded by Bruce Miller, motion carried.

SUBMITTALS & SKETCH PLANS:

Bradley Smith was present to submit a sketch plan for review. The plan consists of two lots (FM-27) located along Cramer Road. The plan will be utilizing the prime farmstead exemption. There are three remaining dwelling rights. Mr. Smith was given the okay to proceed.

George and Jane Meyers submitted a two lot final plan (#9912) of their property (GM-30A & B) located along Gum Tree Road. The plan was accepted for review.

Brian Shaffer submitted revised plans. The plan will be reviewed and discussed at the next meeting. Bruce Miller made the motion to table the plan due to the number of outstanding comments. Seconded by Ralph Daugherty, motion carried unanimously.

SUBDIVISION PLANS FOR REVIEW:

Shenberger's Chapel UMC/Stone Fence Acres, LP Plan #6181B-SD-1 – William J. Davis of Site Design Concepts was present to review the outstanding comments with the Planning Commission. The following outstanding comments need to be addressed.

1. Section 501r requires that any areas with slopes in excess of 15% be clearly located on the plan.
2. Section 501t requires that the subdivider indicate whether, to the best of their knowledge, sludge has been applied to the site.
3. The location of at least two permanent concrete monuments should be indicated on the plan (Section 60lg). All other property corners shall be labeled as "found" or "to be set" with type of marker indicated.
4. All owners' notarized signatures need to appear on the plan (Section 601h).

5. The location of existing wells and septic systems, if any, on Parcel "A" of the Stone Fence Acres tract (Section 601i).
6. Dimensioned building setbacks that are involved in the subdivision must appear on the plan (Section 601i).
7. Warning note for residential development in the Agricultural Zone needs to appear on the plan (Section 601k).
8. A note should be added to the plan indicating that buildings shown in violation of setbacks, once removed or destroyed, may only be constructed in accordance with applicable setbacks.
9. Dated signatures and seals of the Professional Land Surveyor and/or Professional Engineer must appear on the plan prior to final approval.
10. A merger agreement will be required for the parcels proposed to be combined by the plan.
11. The zoning district boundary lines adjacent to the subject parcels should be shown on the plan.
12. The number of existing dwelling rights of each of the parcels involved in the subdivision, prior to subdivision, should be noted on the plan. The distribution and remainder of those dwelling rights should also be noted as per table supplied by the township engineer.
13. The title block on **each** sheet should include the names of both parties involved in the proposed subdivision (601.a).
14. A new deed should be prepared for each property and recorded with the plan so that the County Tax Map is changed.
15. Verification should be provided that the non-building waiver was approved by the Sewage Enforcement Officer (Section 502e).

The following waivers have been requested.

1. Waiver from the requirement of Section 601 regarding the scale of 1" equals 50' or a scale of 1" equals 100'.
2. Waiver from the requirement of Section 601m regarding the plan orientation be to the north.
3. Waiver deferring public improvements until the land development plan is submitted.
4. Waiver from the submission of a feasibility study until the land development plan is submitted.

The plan was tabled due to the number of outstanding comments by a motion from Ralph Daugherty. Seconded by Thomas Gizzi, motion carried. Bruce Miller abstained.

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 8:15 p.m.

Respectfully submitted,

Brenda C. Gohn, Secretary

