

**Planning Commission  
CHANCEFORD TOWNSHIP**

**MEETING DAY & TIME:** January 17, 2012

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.

**REORGANIZATION:**

Ralph Daugherty nominated John Shanbarger as chairman and Bruce Miller as vice-chairman. Mark Bupp moved to close the nominations. Thomas Gizzi made the motion to retain John Shanbarger as chairman and Bruce Miller as vice-chairman. Seconded by Bruce Miller, motion carried.

**APPROVAL OF MINUTES:**

Ralph Daugherty made the motion to waive the reading of the minutes of 12/20/11 and to approve the same as written. Seconded by Bruce Miller, motion carried.

**SUBMITTALS & SKETCH PLANS:**

Bradley Smith submitted a two lot final plan of his property located along Cramer Road (FM-27). The prime farmstead exemption will be utilized. The Planning Commission briefly discussed the comments that will need to be addressed. They are as follows:

1. Form B Non-bldg. Waiver with pertaining language on the plan.
2. Owner's notarized signature.
3. Waiver request for slopes.
4. Awaiting York County Planning Commission's comments.

**SUBDIVISION PLANS FOR REVIEW:**

Frank N. Shaffer, Sr. Family Limited Partnership Final Plan #L-5380 – the plan was given an additional ninety day waiver.

Shenberger's Chapel UMC/Stone Fence Acres, LP Final Plan #6181B0SD-1 – Ralph Daugherty made the motion to recommend granting the waiver requests and approve the plan contingent on the following comments being addressed.

1. Owner's notarized signatures (Section 601h).
2. Dated signatures and seals of the surveyor/engineer responsible for the plan must appear on the plan prior to final approval.

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3. Wording needs to be added to the plan stating that no dwelling rights relative to Stone Fence Acres are being assigned by this subdivision.

4. A new deed should be prepared for each property and recorded with the plan so that the county tax map is changed.

Waivers recommended to be granted:

1. Waiver deferring public improvements until the land development plan is submitted.

2. Waiver from submission of a feasibility study for water and sewer until the land development plan is submitted.

3. Waiver from Section 501r that requires that any areas with slopes in excess of 15% be clearly located on the plan.

4. Waiver from Section 601 regarding the scale of 1" equals 50' or a scale of 1" equals 100'.

5. Waiver from Section 601m requiring the plan orientation be to the north.

Seconded by Thomas Gizzi, motion carried. Bruce Miller abstained.

George S. & Jane A. Meyers Final Plan #9912 – the plan was tabled due to the number of comments needing to be addressed. They are as follows.

1. A "lightning strike" should be added to the plan as well as a note clearly indicating the intent of the plan. The deed plot on the plan should clearly illustrate the conditions prior to the subdivision and after the subdivision.

2. Lot numbering needs to be consistent with previous subdivision plans for the property and throughout the proposed plan (Section 601e).

3. Needs to show the second permanent concrete marker (Section 601g). Only one found.

4. Owner's notarized signatures (Section 601h).

5. The dated seals and signatures of the survey/engineer responsible for the plan must appear on the plan prior to the final approval.

6. A merger agreement will be required for Lot #3A and parcels 30A and 30B either by note on the plan or a separate document.

7. Information in the Site Data table is incomplete including lot size, soils and existing on lot well and septic.

8. A joint use and maintenance agreement should be prepared, executed and recorded for the proposed 25' right of way.

9. New deeds for all parcels involved in the subdivision should be prepared and recorded.

10. The Planning Commission will review the designation of dwelling rights shown on the plan after the lot numbering has been clarified.

#### **FILING PROCEDURE FOR SUBDIVISION PLANS:**

There was discussion on modifying the procedure for filing subdivision plans and plan revisions. Casey feels that submittals filed two weeks prior to the Planning Commission meeting should give him ample time to review the plan and one week for

plan revisions. This will be discussed with the Board of Supervisors and a decision made on the modifications.

**ADJOURNMENT:**

There being no further business, Ralph Daugherty made the motion to adjourn the meeting. Seconded by Bruce Miller, motion carried. The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Brenda C. Gohn, Secretary

