

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: February 21, 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.

APPROVAL OF MINUTES:

Ralph Daugherty made the motion to waive the reading of the minutes of 1/17/12 and to approve the same with the following amendments. Under Subdivision Plans for Review, number 2 was changed to read “surveyor/engineer” and number 3 has the words “relative to Stone Fence Acres” added after the word “rights”. Seconded by Bruce Miller, motion carried unanimously.

SUBMITTALS & SKETCH PLANS:

John S. & Judy C. Flaharty submitted a two lot final plan (#12002) of their property (EM-57) located along Muddy Creek Forks Road. The plan was accepted for review.

Bruce A. & Jill M. McKinley submitted a two lot final plan (#L-5423) of their property (GM-51) located along Sam’s Road. The plan was accepted for review.

Bruce Miller made the motion recommending the Component 4 Planning Module be submitted to DEP for review. Seconded by Ralph Daugherty, motion carried unanimously.

SUBDIVISION PLANS FOR REVIEW:

Frank N. Shaffer, Sr. Family Limited Partnership Final Plan #L-5380 – Ralph Daugherty made the motion recommending the Component 4 Planning Module be submitted to DEP for review. Seconded by Mark Bupp, motion carried unanimously.

George S. & Jane A. Meyers Final Plan #9912 – Bruce Miller made the motion approve the plan based upon the following five outstanding comments being addressed.

1. Owner’s notarized signatures must appear on the plan (Section 601h).
2. Dated signatures and seals of the professional surveyor/professional engineer responsible for the plan must appear on the plan prior to final approval.
3. A merger agreement for lot 3A, parcels 30A and 30B.

4. A joint use and maintenance agreement should be prepared, executed and recorded for the proposed 25' right of way.
5. New deeds for all parcels involved in the subdivision should be prepared and recorded.

Seconded by Ralph Daugherty, motion carried unanimously.

Bradley K. Smith Final Plan #11085 – Ralph Daugherty made the motion to recommend granting a waiver from Section 501r that requires all areas in excess of 15% slope should be clearly located on the plan. Seconded by Bruce Miller, motion carried unanimously. Bruce Miller made the motion to approve the plan based upon the following comment being addressed.

1. A new deed needs to be prepared for each lot and recorded with the plan so that the county tax map is changed.

Seconded by Ralph Daugherty, motion carried unanimously.

BROGUE CENTER:

Terry Sutton was present to inquire as to what is needed to separate the units for individual sale. He was advised he will need to submit a condominium plan along with the proper documentation.

MT. ZION BAPTIST CHURCH:

The church would like to erect a 2,400 square foot pavilion. Casey explained that 20' x 40' would be enclosed and 40' x 40' would be open. The Planning Commission felt it would meet all requirements.

TEEN HAVEN CAMP:

Casey and the Planning Commission briefly discussed this camp with regards to their proposed facility upgrade.

STORMWATER MANAGEMENT ORDINANCE:

Casey explained that this proposed ordinance was a mandate that came down from DEP. They created a standard model ordinance that the township will need to adopt with very little modification or change in order to stay in compliance with DEP and the federal mandate. Copies were passed out for the commission's review.

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 9:04 p.m.

Respectfully submitted,

Brenda C. Gohn, Secretary