

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: April 17, 2012

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, Thomas Gizzi and Mark Bupp.

Members absent: Chairman John Shanbarger and Robert 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 3/20/12 and to approve the same. Seconded by Mark Bupp, motion carried unanimously.

SUBDIVISION PLANS FOR REVIEW:

John S. & Judy C. Flaharty Final Plan #12002 – Ralph Daugherty made the motion to approve the plan conditional on the following comments.

1. Owners notarized signatures must appear on the plan (Section 601h).
2. The dated signatures and seals of the professional land surveyor and/or professional engineer responsible for the plan must appear on the plan prior to final approval.

Seconded by Mark Bupp and Thomas Gizzi, motion carried.

Craig A. & Tammy L. Stelts Final Plan #110804 – Of the Township Engineer's Comments noted in the review letter dated 4/5/2012, several were discussed, including as follows:

1. Comment #5 and #10 regarding waivers from Sections 601b and 601m will not be a problem.
2. Comment #6 requests that lot numbering on the new lots be changed to match the previously approved plans for the parent property.
3. Comment #7 - a note is to be put on the plan stating that the utilities will be provided within the easement.
4. Comment regarding the E&S and stormwater management plans – Patti Fisher of James Holley & Assocs. requested that the stormwater management and erosion control be done at the time the building permit is issued. The reason being the location of the house and the configuration of the driveway are not known at this time. After a brief discussion, all members of the Planning Commission that were present agreed to the following recommendation to the Board of Supervisors: *We agree to **not** have the stormwater management*

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details and erosion sedimentation details listed on the plan but just a note that would require these plans be in place at the time of construction.

5. Note #8 on the plan regarding tree removal needs to be reworded for clarification.
6. Note #20 on the plan needs the words “or other systems approved by DEP at the time”.
7. Note # 21 and #22 on the plan need to be more concise.
8. Note #26 on the plan should include Chanceford Township as a contact.

The Planning Commission feels they need to wait to hear from Felton Borough before acting on the plan.

Planning Module (Stelts Plan) – Ralph Daugherty made the motion to approve completing Component 4A and sending the module into DEP for review and approval. Seconded by Mark Bupp, motion carried.

Jeanne Belcher Stormwater Management Plan – Casey presented, to the Planning Commission for information purposes, the stormwater management plan for the Belcher property (41 acres) involving a horse barn and indoor arena. There will be a total of approximately 20,000 square feet of impervious area. Casey has completed the first review of this plan.

The Stormwater Management Ordinance was discussed briefly.

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, motion carried. The meeting adjourned at 8:31 p.m.

Respectfully submitted,

Brenda C. Gohn, Secretary

