

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: May 15, 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, Mark Bupp, Ralph Daugherty, Thomas Gizzi and Rob Lyter.

Members absent: Vice-chairman Bruce Miller.

Others present: Township Engineer Casey Deller, Zoning Officer Jeffrey Koons and Secretary-Treasurer Brenda Gohn.

A quorum was present.

APPROVAL OF MINUTES:

Thomas Gizzi made the motion to waive the reading of the minutes of 4/17/12 and to approve the same. Seconded by Ralph Daugherty, motion carried unanimously.

SUBMITTALS & SKETCH PLANS:

Barry L. & Edna M. Tracey submitted a two lot final plan of their property located along New Bridgeville Road. The plan was accepted for review.

SUBDIVISION PLANS FOR REVIEW:

Frank N. Shaffer, Sr. Family Limited Partnership Final Plan #1-5380 – Brian Shaffer submitted revised plans. There is additional work required on the stormwater management plan. The plan will be reviewed by the Commission next month.

Bruce A. & Jill M. McKinley Final Plan #L-5423 – There are stormwater management comments remaining to be addressed. A private right of way easement has been recorded. Ralph Daugherty made the motion to recommend the following waivers be granted.

1. Waiver from the requirement of obtaining a driveway permit prior to opening or construction (Section 308e).
2. Waiver from the requirement of a scale of 1" equals 50' or a scale of 4" equals 100' (Section 601).

Seconded by Mark Bupp, motion carried unanimously.

Ralph Daugherty made the motion to approve the final plan conditional on the following comments being addressed.

1. Two iron pins need to be added at the corners of the access right of way (Section 601g).
2. Owner's notarized signatures need to appear on the plan (Section 601h).

3. Confirmation that a letter of transmittal regarding the erosion and sedimentation control plan was sent to York County Conservation District (Section 602a).
 4. Planning module approval from DEP and SEO (Section 602c).
 5. A few more stormwater management construction details are needed as well as updated calculations (Section 602e).
 6. 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, motion carried unanimously.

Craig A. & Tammy L. Stelts Final Plan #110804 – Ralph Daugherty made the motion to table the plan due to lack of representation. Seconded by Mark Bupp, motion carried unanimously. Casey explained the requested waivers to the Commission and let them know that the Board of Supervisors did approve them at the meeting of May 14, 2012.

Mt. Zion Baptist Church – They are proposing to build an 84’ x 40’ pavilion. The stormwater runoff will be going into a seepage pit that is 75’ long by 9’ wide and will accommodate the ten year storm. Also, the outlet structure at the existing pond will be modified. No action is required from the Planning Commission.

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

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 Mark Bupp, motion carried. The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Brenda C. Gohn, Secretary