

**Planning Commission  
CHANCEFORD TOWNSHIP**

**MEETING DAY & TIME:** June 19, 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, Mark Bupp, Ralph Daugherty, 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 5/15/12 and to approve the same. Seconded by Bruce Miller, motion carried unanimously.

**SUBDIVISION PLANS FOR REVIEW:**

Frank N. Shaffer, Sr. Family Limited Partnership Final Plan #1-5380 – Bruce Miller made the motion to table the plan to give the township engineer ample time to review the revised plan. Seconded by Ralph Daugherty, motion carried unanimously.

Craig A. & Tammy L. Stelts Final Plan #110804 – Ralph Daugherty made the motion to approve the final plan conditional on the following comments being addressed.

1. Action on the plan should not be made until appropriate action is taken by Felton Borough.
2. For the purposes of permitting, Lot #8 shall be considered in Chanceford Township and Lot #9 shall be considered in Felton Borough.
3. Any proposed utilities to be shared should be accounted for in an easement or right-of-way agreement (Section 601f).
4. Owner's notarized signatures need to appear on the plan (Section 601h).
5. Planning module approval by DEP and the township sewage enforcement officer (Section 602c).
6. Dated signatures and seals of the professional land surveyor and/or professional engineer need to appear on the plan.
7. Driveway joint use and maintenance agreement for continued operation and maintenance of the improvement including stormwater management.
8. Developer's engineer will certify that the construction of the stormwater management facility was completed in accordance with the approved design.

Seconded by Bruce Miller, motion carried. It is noted that the requested waivers were granted by the Board of Supervisors at the May 14, 2012 meeting.

Barry L. & Edna M. Tracey Final Plan #120407 – Thomas Gizzi made the motion to approve the plan conditional on the following comments being addressed and recommended the waivers below be granted.

1. Owner's notarized signatures for both lots appear on the plan (Section 601h).
2. Dated signatures and seals of the professional land surveyor and or professional engineer responsible for the plan must appear on the plan.
3. Remove the last note under the Dwelling Rights Table.
4. Recommended granting a waiver from the requirement of the plan orientation be to the north (Section 601m).
5. Recommended granting a waiver from the requirement of two permanent concrete monuments (Section 601g). There is location of one permanent concrete monument.

**PUBLIC COMMENT:**

There being no comments, the floor was closed.

**STORMWATER ORDINANCE:**

The newly proposed DEP Stormwater Ordinance was discussed briefly. Casey made the Planning Commission aware that no action has been taken by the Supervisors as yet.

**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 8:31 p.m.

Respectfully submitted,

Brenda C. Gohn, Secretary

