

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: July 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, Mark Bupp, Ralph Daugherty, Thomas Gizzi, Rob Lyter and Brenda Gohn

Others present: Township Engineer Casey Deller and Zoning Officer Jeffrey Koons.

A quorum was present.

APPROVAL OF MINUTES:

Ralph Daugherty made the motion to waive the reading of the minutes of 6/19/12 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 recommend granting the requested waivers and to approve the plan subject to the following comments being addressed and Felton Borough's approval of the plan.

1. The notarized signatures of all owners must be shown on the plan (Section 601.h).
2. A sewage facilities planning module approved by DEP and the township sewage officer (Section 602.c).
3. The dated signatures and seals of the surveyor/engineer responsible for the plan must appear on the plan prior to final approval.
4. Access easements and maintenance agreements need to be created for the shared driveway prior to final approval.
5. The provided Operation and Maintenance plan (stilling basin areas) needs to be reviewed and approved by the township solicitor.
6. Recommend waiver from Section 7.B (stormwater rate control) and Sections 7.C and 7.D (stormwater volume control). The applicant is proposing stormwater controls that would meet approximately 90% of the reductions required by ordinance and are asking for relief based upon the existing site conditions, including steep slopes and soil conditions.
7. Recommend waiver from the requirement of 2-foot contour intervals.
8. Recommend waiver from Section 7.J requiring the maximum side slope of basin embankments to be 4:1.

Seconded by Ralph Daugherty, motion carried unanimously

PUBLIC COMMENT:

Tarry Bratton was present to inquire about subdividing one lot (2.76 acres) from his forty-five acre property along Hake Road. He was advised that due to the existing house on this lot, the Farmstead Exemption can be utilized. He was further advised that the lot could be made larger if so desired. Casey Deller suggested he show the remaining proposed lots on the non-prime agricultural land.

ON-LOT DISPOSAL SYSTEM PROPOSED ORDINANCE:

The proposed ordinance was reviewed and the following amendments have been recommended.

1. Section 9 Maintenance – take out D, E, F, H & J of E.5 and the last sentence of E.6.

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 8:58 p.m.

Respectfully submitted,

Brenda C. Gohn, Secretary

