

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: September 18, 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 Grant Anderson 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 8/21/12 and to approve the same. Seconded by Bruce Miller, motion carried unanimously.

SUBDIVISION PLAN:

John Shanbarger recused himself as chairman for this subdivision plan and turned the meeting over to Bruce Miller.

Cornerstone at Concord Commons, LP Final SD Plan #2004-68 – Lyons Surveying, LLC is requesting a waiver from the formal review process of this plan since ninety-five percent of the development is located in Felton Borough. Below are the Township Engineer's findings.

1. Three of the eight proposed residential lots include sewage disposal areas within Chanceford Township.
2. Lots one through five are proposed to access Sechrist Flat Road within the township.
3. Lots one through five, proposed to access the state roadway, will be required to receive approval from the Pennsylvania Department of Transportation.

Grant recommended that the waiver request be granted. Bruce Miller commented that the Planning Commission does not want to influence too much of the plan from the standpoint that there is not much development in Chanceford Township but feels the request should be denied.

Grant Anderson commented that the majority of the lots drain away from the roadway in Chanceford Township; therefore, stormwater won't be an issue.

After discussion and review, a motion was made by Mark Bupp to recommend denying the waiver request. Seconded by Ralph Daugherty, motion carried. John Shanbarger and Rob Lyter abstained from voting due to conflict of interest.

PUBLIC COMMENT:

September 18, 2012 Chanceford Township Planning Commission Regular Meeting Minutes

Bruce Miller introduced Elizabeth Decker. She stated that she is attending Kutztown University where she is studying environmental geography and is taking a land use planning class. She is required to attend a local planning commission meeting to find out how the process works.

Some of the issues before the Commission such as solar/windmill energy and stormwater management were explained to her. The Muddy Creek Regional Comprehensive Plan was also explained to Miss Decker. A copy of the plan will be provided to her.

OLDS ORDINANCE:

The Planning Commission requested that the OLDS Ordinance come back to them for review after the Board has made their amendments.

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 8:00 p.m.

Respectfully submitted,

Brenda C. Gohn, Secretary