

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: October 16, 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, Members Mark Bupp, Thomas Gizzi and Brenda Gohn.

Members absent: Ralph Daugherty and Rob Lyter.

Others present: Township Engineer Grant Anderson and Zoning Officer Jeffrey Koons.

A quorum was present.

APPROVAL OF MINUTES:

Mark Bupp made the motion to waive the reading of the minutes of 9/18/12 and to approve the same. Seconded by Bruce Miller, motion carried unanimously.

STORMWATER MANAGEMENT PLAN:

Jonathan Beiler was present for the discussion of his stormwater management plan relative to the requested waivers as follows.

SWM Ordinance:

Section 7.J – requesting a waiver from the requirement of side slopes of 4:1. Requesting 3:1 to prevent a decrease in available land to farm.

Section 7.L – requesting a waiver from the requirement of fencing since the facility will be solely maintained by the landowner and there is no public use of the property intended.

Section 7.N – requesting a waiver from the requirement of a seepage structure since all roof water for the proposed barn will be directed to the infiltration basin.

Bruce Miller made the motion to recommend granting the three waivers contingent on a note appearing on the plan stating that the basin is not to be overgrazed by large animals that will threaten its integrity. Also, number 2 under Operation and Maintenance Procedures needs to include the wording assignees and heirs. Seconded by Thomas Gizzi, motion carried unanimously.

PUBLIC COMMENT:

Clint Rice was present to discuss Section 412 (Automotive Garage or Service Stations) with the Planning Commission with regards to his grandfathered use located on Lewis Lane. After a lengthy discussion, it was determined that even though the use is grandfathered, he must still abide by the ordinance. Mr. Rice discussed erecting a fence and trees around an area to store vehicles as an impound lot. All felt that this may be a solution to the right of way problems with his neighbor.

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ZONING OFFICER:

Jeff discussed the condition of Scott Zurin's property as well as his violations.

ALTERNATIVE ENERGY SYSTEMS:

Grant distributed copies of alternative energy systems ordinances/model ordinance for the Commission's review and discussion at the next meeting.

ADJOURNMENT:

There being no further business, Bruce Miller made the motion to adjourn the meeting. Seconded by Mark Bupp, motion carried. The meeting adjourned at 8:49 p.m.

Respectfully submitted,

Brenda C. Gohn, Secretary

