

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: December 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, Members Mark Bupp, Thomas Gizzi and Rob Lyter.

Members absent: Ralph Daugherty and Brenda Gohn.

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

A quorum was present.

APPROVAL OF MINUTES:

Bruce Miller made the motion to waive the reading of the minutes of 11/20/12 and to approve the same. Seconded by Mark Bupp, motion carried unanimously.

SKETCH PLAN:

Robert Burchett was present to discuss a sketch plan of his property located at 2635 Delta Road (FN-8). Mr. Burchett is proposing subdividing 10 acres utilizing the Prime Farmstead Exemption. He was given the okay to proceed. The Planning Commission advised him to consider moving the location of the access drive to avoid cutting through the commercial land on the property.

SUBDIVISION PLAN REVIEW:

The Joseph Pomraning Estate Final Plan #121004 – The dwelling units were assigned and noted on the plan as follows: Lot #4 was assigned one for the existing house and the remaining 9 were assigned to Lot #1. Bruce Miller made the motion to approve the plan contingent on the following.

1. The gas pipeline easement needs to appear on the plan.
2. Owner's notarized signatures.
3. Recommend granting the waiver from Section 501 (plan scale).

Seconded by Mark Bupp, motion carried.

PUBLIC COMMENT:

The floor was opened. There being no comments, the floor was closed.

ALTERNATIVE ENERGY SYSTEMS:

Solar Energy Systems Model Ordinance – Sections 1 and 2 regarding the introduction and definitions were not reviewed. Section 3 (Accessory Solar Energy Systems) will be reviewed at the next meeting. Section 4 (Principal Solar Energy

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Systems) was reviewed. Section 5 (Administration and Enforcement) Zoning Officer needs to review and comment. Fees and costs need to be addressed by the Board of Supervisors.

CONTRACTOR’S OFFICE:

Jeff discussed with the Commission a potential upcoming zoning hearing for a property off Myers Road. The owner has contractor’s equipment on the property and Jeff feels it constitutes a contractor’s office. After reviewing the information, the Planning Commission agreed with the Zoning Officer that a zoning hearing is definitely applicable.

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 9:45 p.m.

Respectfully submitted,

Brenda C. Gohn, Secretary

