

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: May 21, 2013

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, Members Ralph Daugherty, Mark Bupp, Thomas Gizzi and Brenda Gohn

Members absent: Vice-chairman Bruce Miller and Rob Lyter.

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 4/16/13 and to approve the same. Seconded by Mark Bupp, motion carried unanimously.

SKETCH PLANS:

Robert, Abram and Thomas Barley were present to discuss subdivision of their recently purchased properties. They are proposing subdividing off the existing houses with related farm buildings, as follows, utilizing the Prime Farmstead Exemption.

Warner Road (FM-45H) – proposing subdividing 13.69 acres following field contours. It was suggested that lot lines be moved to make the lot more uniform.

Lucky Road (GM-8) – proposing subdividing 1.57 acres. They were made aware that they will need to address nitrate regulations.

Locust Spring Road (FM-77) – proposing subdividing 16.30 acres. The building on the other side of the road will not be included.

14522 Ted Wallace Road (EM-50) – proposing subdividing 11.24 acres with existing house and 12.49 acres of pasture with pond. The 12.49 proposed parcel is considered oversized to be subdivided off as one parcel. It was suggested putting proposed lots on this parcel since it is nonprime farmland and they will be in the process of subdividing anyway.

13845 Ted Wallace Road (EN-4) – proposing subdividing 28.85 acres. There are currently four houses located on this property. With regards to the number of Prime Farmstead Exemptions this property would be able to utilize, John Shanbarger stated that the Planning Commission looks at it relative to how the parcels existed at the time the Prime Farmstead Exemption was added to the Zoning Ordinance.

ASA MODIFICATIONS:

There was discussion regarding parcel HN-42A. This parcel is seven acres and not adjoining the other two properties. However, it does adjoin other properties in the

ASA. Therefore, it was determined that it can be included. Ralph Daugherty made the motion to recommend approval of the modifications as follows:

Frank A. Wickes Jr. – HN-41 – 45.5 Acres
HN-41C – 12.5 Acres
HN-42A – 7.0 Acres

Seconded by Thomas Gizzi, motion carried unanimously.

PUBLIC COMMENT:

No public remaining.

OTHER BUSINESS:

Zoning Hearing Application (Adult Oriented Facility) - Jeffrey Koons requested the help of the Planning Commission to determine what sections of the Zoning Ordinance are relevant in proving noncompliance with the Zoning Ordinance.

ADJOURNMENT:

There being no further business, Ralph Daugherty made the motion to adjourn the meeting. Seconded by Thomas Gizzi, motion carried. The meeting adjourned at 8:32 p.m.

Respectfully submitted,

Brenda C. Gohn, Secretary