

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: August 20, 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, Vice-chairman Bruce Miller, Mark Bupp, Rob Lyter, and Brenda Gohn, Ralph Daugherty

Members absent: Tom Gizzi

Others present: Township Engineer Grant Anderson, Zoning Officer Jeffrey Koons, and Secretary Assistant Danielle Folkenroth

A quorum was present.

APPROVAL OF MINUTES:

Ralph Daugherty made the motion to waive the reading of the minutes of 7/16/13 and to approve the same. Seconded by Mark Bupp, motion carried unanimously.

SUMITTALS & SKETCH PLANS:

Heindel Farms- Submittal Plan- the Brown Cow property (Lot 2 on subdivision plan), was never deeded. Purpose of submittal plan is to establish a separate parcel/stand alone parcel.

ZONING HEARING APPLICATIONS:

River Supply- Bruce Miller made the motion/Seconded by Ralph Daugherty: to recommend the approval of the application because it is located in the General Commercial Zone, minimum outdoor storage and parking is sufficient at this time. Also, lighting will be installed on an as needed basis with shading if needed. It was recommended that a more detailed parking map be provided to the Zoning Hearing Board.

PLAN FOR REVIEW:

Robert B., Judy K., Thomas L., and Stacy L. Burchett Final Plan # 12128 Form B Non-Building Waiver:

Ralph Daugherty made the motion to send the Non-building Waiver into DEP. Seconded by Bruce Miller.

Waivers:

Bruce Miller made the motion to waive the requirement in section 602.a (Erosion Control). Seconded by Ralph Daugherty.

Bruce Miller made the motion to waive section 602 (Plan Scale). Seconded by Ralph Daugherty.

Plan:

Ralph Daugherty made the motion to approve the plan contingent on the following comments being addressed:

- a. Payment of fees
- b. Owner's notarized signatures (section 602.A)

c. Operation and Maintenance agreement to be signed and submitted to township

Guinston Presbyterian Church-

Ralph Daugherty made the motion to send in the Component 4A to DEP. Seconded by Bruce Miller.

PUBLIC COMMENT:

Brad Smith- discussed amending the ordinance regarding the Transfer of Development Rights. Discussion tabled until next meeting.

OTHER BUSINESS:

Adult Oriented Facility amendments- copies of 4 ordinances were obtained (3 are adopted, 1 is proposed) from Lower Chanceford, Armstrong Township, Springfield Township and Hopewell Township. Work session will be held on September 10, 2013 to discuss this topic.

ADJOURNMENT:

There being no further business, Bruce Miller made the motion to adjourn the meeting. Seconded by Ralph Daugherty, motion carried. The meeting adjourned at 9:40 p.m.

Respectfully submitted,

Brenda C. Gohn, Secretary

Minutes typed as taken by Danielle N. Folkenroth, Secretary Assistant