

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: October 15, 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, Rob Lyter, Ralph Daugherty, Tom Gizzi and Brenda Gohn.

Members absent: Mark Bupp

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 9/17/13 and to approve the same. Seconded by Bruce Miller, motion carried unanimously.

SUMITTALS & SKETCH PLANS:

Waters Edge United Methodist Church submitted a LDP- Ralph Daugherty made the motion to accept submittal, seconded by Bruce Miller; motion carried unanimously.

Mike Vannoy was present to ask if he could subdivide .59 acres from his lot to add to neighbor's lot. John Shanbarger reported that he is creating a non-conforming lot on prime-agricultural soil so it cannot be done.

Barley Farms, LP (Micks) submitted a two lot final plan #L-5505- presented by Laymon Mortorff. Bruce Miller made the motion to accept submittal for review, seconded by Ralph Daugherty; motion carried unanimously. John Shanbarger asked that it be noted in the minutes that this property (lot 2/ 1 ½ acres) will be utilizing the prime farmstead exemption.

Cynthia Druck (Sketch Plan)- Laymon Mortorff, of Gordon L. Brown and Associates, was present to discuss Mrs. Druck's sketch plan. She is proposing subdividing ten acres from her 152 acre property. As calculated by DEP, the lot needs to be a minimum of 2.3 acres to accommodate the required hydro-geological easement. There is an existing foundation on the property that may allow the prime farmstead exemption to be utilized which would require only one dwelling right be used. However, John Shanbarger requested it be noted in the minutes that the farmstead structure is not located on the proposed ten acre subdivision. It also needs to be verified by her engineer that the structure meets the required 1000 square feet.

SUBDIVISION PLANS:

Heindel Family Farms (L-5492 Final Plan) –Presented by Laymon Mortorff of Gordon L. Brown Associates. Ralph Daugherty made the motion to recommend approval of the five waiver requests, seconded by Bruce Miller; motion carried unanimously. Bruce Miller made a motion to approve the plan, seconded by Ralph Daugherty; motion carried unanimously. Waivers consisted of:

1. Section 501.r- slope excess of 15%
2. Section 601- plan scale
3. Section 601.d- boundary lines
4. Section 601.g- concrete monuments
5. Section 705.a- additional right of way

Comments consisted of:

1. Section 601.a- plan shall be signed
2. Section 601.h- property owner's notarized signature
3. Section 602.c- Chanceford Township's signature and submittal of the planning waiver and non-building declaration form to PA DEP

Guinston Church Review (Final Land Development Plan) - Presented by Laymon Mortorff of Gordan L. Brown and Associates. Bruce Miller made a motion to approve the plan, on the condition of the comments number 6, 7, 8, 9, 10, 11 of the Engineer's comment letter and numbers 1 and 9 of the Stormwater Management Ordinance being addressed on Shaw's Surveying letter of October 14, 2013, seconded by Ralph Daugherty; motion carried unanimously. Bruce miller made the motion to recommend approval of the three waiver requests, seconded by Ralph Daugherty; motion carried unanimously. The bonding requirement will need to be determined by the Board of Supervisors.

Waivers consisted of:

1. Section 501.c- 5 ft. contour intervals
2. Section 601.f- accurate metes and bounds of street lines
3. Section SWM7.k- stormwater management structures complying with building setbacks

Comments consisted of:

1. Section 601.h- Owners signature
2. Section 602.a- York County Conservation District approval
3. Section 602.c- Dep planning module
4. Section 602.d- a schedule of the construction of improvements
5. Section 602.f- NPDES permit
6. Section 602.h- Penn DOT Highway Occupancy Permit
7. Section 5- Stormwater Management Plan and Report signed
8. Section 10.a- operation and maintenance agreement

Barley Farms, LP (Bills/ Final Plan L-5500)- Ralph Daugherty made the motion to table this plan until next meeting due to the number of comments to be addressed, seconded by Bruce Miller; motion carried unanimously. John Shanbarger would like it to be noted in the minutes that this plan is utilizing the prime farmstead exemption and that there are three requests.

Waivers consist of:

1. Section 601- plan scale
2. Section 601.d- boundary lines
3. Section 705.a- additional right of way

Barley Farms, LP (Bender/ Final Plan L-5501)- Bruce Miller made a motion to approve plan, on the condition of the waivers being granted and comments number 2, 6, 7, and 8 being addressed as per Engineer's comment letter dated October 14, 2013, seconded by Tom Gizzi;

motion carried unanimously. John Shanbarger would like it to be noted in the minutes that the planning commission is requesting that under the Parcel History on the Plan, the utilization of the prime farmstead exemption be added. John Shanbarger is also requesting to be added to the plan the additional right of way along Flaharty Road and Ted Wallace Road that is to be dedicated to the Township.

Waivers consist of:

1. Section 601- plan scale
2. Section 601.d- boundary lines
3. Section 601.c- 5 ft contour intervals

Comments consist of:

1. Section 601.a- plan shall be signed by registered professional responsible for the plan
2. Section 601.h- property owner's notarized signature
3. Section 602.c- Township's SEO shall inspect the existing sewage disposal system and submit the Planning Waiver and Non-Building Declaration Form to PA DEP
4. Section- 705.a- Additional Right-of-Way shall be offered for dedication to the Township along Flaharty and Ted Wallace Road

PUBLIC COMMENT: There being no public comment, the floor was closed.

OTHER BUSINESS:

Solicitor Bupp, at the direction of the Board of Supervisors, drew up an amendment to section 205.3 (Setback on Corner Lots) and submitted it to the Planning Committee for their review and comment. Bruce Miller recommended that this amendment not be adopted since it does not improve the quality of enforcement, seconded by Ralph Daugherty; motion carried unanimously.

ADJOURNMENT:

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

Respectfully submitted,

Brenda C. Gohn, Secretary

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