

**Planning Commission  
CHANCEFORD TOWNSHIP**

**MEETING DAY & TIME:** November 19, 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, Ralph Daugherty, Tom Gizzi and Brenda Gohn.

Members absent: Rob Lyter

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 10/15/13 and to approve the same. Seconded by Bruce Miller, motion carried unanimously.

**SUMITTALS & SKETCH PLANS:**

Dennis Wolf owns two properties located on Dellinger School Road. He is asking to combine his 11 acre property with his 4.5 acre property and then subdivide it to put a house on a new 10.5 acre tract of land. A portion of his property is located in Lower Windsor, so the Planning Commission advised Dennis Wolf that he needs to discuss his submittal with Lower Windsor as well before any decisions can be made.

**SUBDIVISION PLANS:**

Barley Farms, LP (Bills/ Final Plan L-5500) -Presented by Lee Faircloth. John Shanbarger would like it to be noted in the minutes that Lot 2 of this plan is utilizing the prime farmstead exemption and that there are three waiver requests.

Waivers consist of:

1. Section 601- Plan Scale
2. Section 601.d- Boundary Lines
3. Section 501.c- Topography

There is still one outstanding comment to be addressed:

1. Section 602.c- Perc and Probe area needs to be located on plan

Bruce Miller made a motion to conditionally approve this plan subject to the waiver requests being approved by the Board of Supervisors and the outstanding comment being addressed; seconded by Ralph Daugherty; motion carried unanimously. The plan was signed.

Barley Farms, LP (Micks/ Final Plan L-5505) - Presented by Lee Faircloth. Planning Commission would like it noted in the minutes that Lot 2 is utilizing the prime farmstead exemption and that there are three waiver requests and an outstanding comment.

Waivers consist of:

1. Section 601.ô Plan Scale
2. Section 601.dô Boundary Line
3. Section 501.rô Steep Slopes

Outstanding Comment consists of:

1. Section 602.cô Perc and Probe area needs to be shown on the plan  
Ralph Daugherty made a motion to conditionally approve this plan subject to the waiver requests being approved by the Board of Supervisors and the outstanding comment being addressed; seconded by Bruce Miller; motion carried unanimously. The plan was signed.

Waterø Edge United Methodist Churchô Presented by Robert Sandmeyer Jr. This is an 18 acre property that the Church wants to create a new 8800 square foot church facility. Bruce Miller made a motion to conditionally approve this plan subject to the waiver requests being approved by the Board of Supervisors and the outstanding comments being addressed; seconded by Mark Bupp; Motion carried unanimously. Ralph Daugherty made a motion to recommend the Board of Supervisors approve this plan; seconded by Bruce Miller; motion carried unanimously.

Waiver requests consist of:

1. Section 601ô Plan Scale
2. Section 601.mô Plan shall be oriented so that North is at the top
3. Section 712.dô Topography
4. Section 805ô Curb and Road Surface
5. Section 811ô Street Trees
6. Section 5.f.1ô roof areas over 1,000 sq. ft. shall be discharged into a seepage structure.
7. Section 7.1ô Bioretention area

Outstanding Comments consist of:

1. Section 601.eô Access Easement Agreement(Attorney for Waters Edge UMCwill forward to Solicitor Bupp when complete)
2. Section 602.aô Erosion and Sediment Control Plan(Pending Approval from YCCD)
3. Section 602.cô Certification of Sewage Disposal from DEP(Waiting for Comp 4A and 4B from County and Township)
4. Section 602.dô Improvement Bond(Supervisors will decide what improvements will be required to be Bonded)
5. Section 11ô Certification from the Developerø Engineer that Storm Water Management Facilities have been completed in accordance with the plan.

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

**OTHER BUSINESS:**

Transferring dwelling rights was discussed briefly and the Planning Commission will table this discussion for a future meeting.

**ADJOURNMENT:**

There being no further business, Ralph Daugherty made a motion to adjourn the meeting. Seconded by Mark Bupp, motion carried unanimously. The meeting adjourned at 8:39 p.m.

Respectfully submitted,

Brenda C. Gohn, Secretary

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