

**Planning Commission  
CHANCEFORD TOWNSHIP**

**MEETING DAY & TIME:** February 18, 2014

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/Treasurer Danielle Folkenroth

A quorum was present.

**APPROVAL OF MINUTES:**

Ralph Daugherty made the motion to waive the reading of the minutes of 12/17/13 and to approve the same. Seconded by Bruce Miller, motion carried unanimously. (January 2014 meeting canceled due to snow)

Reorganization of Planning Commission- Ralph Daugherty made a motion to nominate/approve John Shanbarger as Chairman, seconded by Mark Bupp; Motion carried unanimously. Mark Bupp made a motion to nominate/approve Bruce Miller as Vice-Chairman, seconded by Brenda Gohn; Motion carried unanimously.

**SUMMITALS & SKETCH PLANS:**

- Jennifer Wilke (sketch plan)—Family owns property located along New Bridgeville and Canning House Road. John Shanbarger asked that it be noted that this property is included in Farm Land Preservation. This property has one lot subdivided off with an additional two building rights left. There is one house already and Mrs. Wilke is asking to be allowed to build another. She has obtained her hydro-geological study and is waiting for the results. If the results reflect that she has enough acreage, Mrs. Wilke will need a subdivision plan.
- Cynthia Druck (submittal)—Represented by Lee Faircloth from Gordon L. Brown. Mrs. Druck would like to create a ten acre lot at the corner of Pickel and Lucky Road (the minimum lot area includes the right of way). John Shanbarger asks that it be noted in the minutes that the property is using the prime farmstead (noted on first sheet of plan) and that the old stone structure be noted on the plan as well (to be noted). This plan only shows one perc and probe and will require a Component 2 and 4 Planning Module package. Bruce Miller made a motion to accept the submittal of Cynthia Druck's plan and to send it to the County for review, seconded by Brenda Gohn; motion carried unanimously.

**SUBDIVISION PLANS:**

- Barley Farms (Andy) L-5512- Represented by Lee Faircloth from Gordon L. Brown. Located along Ted Wallace Road. Barley's would like to subdivide the farm buildings

and 28 acres of mostly non-tillable land from the main farm. John Shanbarger requested that the minutes reflect that this plan is using the prime farmstead exemption. Bruce Miller asks that the plan show where the sewage system and tanks are located. Bruce Miller made the motion to approve the four waivers and approve the plan based on the three conditions being completed, seconded by Ralph Daugherty; Motion carried unanimously.

WAIVERS consist of:

1. Section 501.c – Complete topography, depicting contours at five foot vertical intervals shown on plan
2. Section 601- Plan scale shall be 1" = 50 or 1" =100
3. Section 601.d – The plan shall show all boundary lines of the parcel, including courses and distances as found by an accurate survey; all courses shall be permanently marked.
4. Section 501.r – Location of all areas proposed for subdivision with slopes in excess of fifteen percent.

CONDITIONS consist of:

1. Section 601.h – Property owners notarized signature
2. Property Corners
3. Payment of all fees

- Barley Farms (Heaps) L-5513- Represented by Lee Faircloth from Gordon L. Brown. Located along Warner Road, Muddy Creek Forks Road, Cramer Road, Stamper Road and Forry Road. Barley's would like to subdivide 11.035 acres of mostly non-tillable land, the pond and the farmstead off and then enroll into clean and green. John Shanbarger requested that the minutes reflect that this plan is using the prime farmstead exemption. Bruce recommends approving the three waivers and approving the plan based on the three conditions being completed, seconded by Ralph Daugherty; Motion carried unanimously.

WAIVERS consist of:

1. Section 601 – Plan scale shall be 1" = 50 or 1" =100.
2. Section 601.d – Plan shall show all boundary lines of the parcel, including courses and distances as found by an accurate survey. All courses shall be permanently marked.
3. Section 601.c- Complete Topography

CONDITIONS consist of:

1. Section 601.h – Property owner's notarized signature.
2. All property corners shall be set prior to recording the plan.
3. Payment of all fees.

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

#### **OTHER BUSINESS:**

- J.L. Groff Special Exception (Concentrated Animal Operation)- Represented by Attorney Christian Miller. J. L. Groff owns property located along Lucky Road and Dettinger Road. They are asking to be allowed to put three broiler houses (63 X 600 feet each totaling 37,800 square feet) on a 76 acre farm all zoned Agriculture. The broiler

chickens will come in at three days old and leave at six weeks old. Each house will have an open pen outside that will allow them to be labeled organic under USDA requirements. They will have manure stacking building, nutrient management plan and an odor management plan.

**POINTS OF INTEREST:**

1. Houses will all have ten feet between and will be tiered off because of the slope/drop off.
2. Manure will also be exported out and they will farm 15-20 acres of their property.
3. Odor management plan gave them a score of 18 which is a good score. A score of 50 is bad.
4. All is within clean and green.
5. Lot 7 of the plan was sold last year and does not belong to them but lot 6 is where they are planning on building their house.
6. Their plan meets our Ordinance and our Ordinance is written that when they file their "approved" plan (if it gets approved) with the Township, if the State changes their requirements, J.L. Groff must submit a new plan to keep up to date with the State.

Bruce Miller recommended approving this special exception as presented conditionally based on the nutrient plan being submitted and the zoning hearing boards conditions based on neighbor's concerns, seconded by Ralph Daugherty; motion carried unanimously.

- Attorney Bupp asked that the Planning Commission review and discuss the new proposed ordinance concerning "set back on corner lots".

**POINTS OF CONCERN:**

1. Needs to be refined more towards rural residential/residential
2. Setbacks still need to be considered

Ralph Daugherty made a motion to consider the ordinance and only have one front yard but the new front-side yard must still meet front yard setback requirements, seconded by Mark Bupp; Motion carried unanimously.

- Adult Entertainment Facility Ordinance- YCPC has recommended not adopting the ordinance as written. Mark Bupp made a motion to send the ordinance to the Supervisors as is because the Planning Commission believes it meets all of the Township's needs, seconded by Tom Gizzi; motion carried unanimously.

**ADJOURNMENT:**

There being no further business, Ralph Daugherty made a motion to adjourn the meeting. Seconded by Tom Gizzi, motion carried unanimously. The meeting adjourned at 9:25 p.m.

Respectfully submitted,

Danielle N. Folkenroth  
Secretary/Treasurer