

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: March 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, Mark Bupp, Ralph Daugherty, Tom Gizzi and Brenda Gohn.

Members absent: Rob Lyter and Vice-Chairman Bruce Miller

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 2/18/14 and to approve the same. Seconded by Tom Gizzi, motion carried unanimously.

SUMMITALS & SKETCH PLANS:

- Douglas Miller (Co-Owner of Allegro Vineyards)- present to discuss selling a seven acre lot. He has two building rights remaining with the right of way accessed off of Muddy Creek Forks Road. John Shanbarger asked that it be noted in the minutes that this lot is in Prime Farmland.
 1. Option 1- subdivide into two lots with both building rights
 2. Option 2- subdivide into two lots with one building right on one lot and the other an add on lot
 - Mr. Miller has to have a Hydro-geo Study done first and foremost to determine how high the nitrates are
 - Grant Anderson asked that the minutes note that only three dwellings are allowed to access a right of way and Mr. Miller explained that only one as of now is using the Muddy Creek Forks right of way

SUBDIVISION PLANS:

- Cynthia Druck- 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 Exemption (noted on first sheet of plan) and that the old stone structure is now noted on the plan.

Ralph made a motion to approve the four waivers, seconded by Mark Bupp; motion carried unanimously.

Waivers consist of:

1. **Section 501.r-slopes in excess of 15%, if present within the subdivision area, must be shown on the plan.**
2. **Section 601- The plan scale shall be 1" = 50' or 1" =100'.**
3. **Section 601.c- Complete topography, depicting contours at five foot vertical intervals shall be shown on the plan.**

4. 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.

Mark Bupp made a motion to approve the plan contingent on all the outstanding comments being addressed, seconded by Ralph Daugherty; motion carried unanimously.

Comments consist of:

- 1. Section 601.a- The plan shall be signed and sealed by the registered professional responsible for the plan.**
- 2. Section 601.h- The property owner's notarized signature is required.**
- 3. Section 602.a- An Erosion and Sediment Control Plan shall be provided to the Township if earth disturbance exceeds 5,000 S.F.**
- 4. Section 602.c- Verification that a Planning Module (component 2 and 4) has been approved by PA DEP for the proposed lot shall be provided to the Township.**
- 5. Section 602.f- If the limits of earth disturbance should exceed 1 acre, an NPDES permit approved by the York county Conservation District and the Pennsylvania Department of Environmental Protection will be required (a note on the plan pertaining to this)**
- 6. All property corners shall be set prior to recordation of the plan.**
- 7. Section S.808.b- A replacement disposal area should be shown an easement on the plan. (Grant Anderson, Engineer is looking up lots 10 acres and over being exempt)**
- 8. A new deed should be prepared for EACH property and recorded with the plan so that the County Tax Map is changed.**

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

OTHER BUSINESS:

- Levi and Lydia Zook were present to discuss their upcoming Zoning Hearing Board proposal. They are asking for a special exception to have a sawmill along Ted Wallace Road on 14 acres. (Sawmills fall under Section 436 in the Zoning Book). John Shanbarger asked that it be noted that sawmills are permitted in Agriculture Districts through special exception.
 - Mr. Zook will be constructing a new building beside the corn barn about 25 feet away from the property line. This is what they will be operating a sawmill out of.
 1. The new construction will be 3968 square feet (104 X 32)
 2. The West/North side will be closed with an open area towards Ted Wallace Road
 1. The open part will be a wing 20 feet out and 104 X 32 long/wide
 - John Shanbarger instructed Mr. Zook to make sure he has copies of all his paperwork as well as being correctly labeled how long/wide each building is. Grant Anderson, Engineer also advised Mr. Zook to include the width of the driveway on the drawing.
 - Mr. Zook was also instructed by the Planning Commission to think about Stormwater Management, E & S Permits and NPDES Permits.
 - Ralph Daugherty made the recommendation that the sawmill be approved because it meets zoning/planning requirements, seconded by Mark Bupp; motion carried unanimously.
- Attorney Bupp asked that the Planning Commission review and discuss the new proposed ordinance concerning "lot frontage". Brenda Gohn made a motion to table this revision until the next month, seconded by John Shanbarger, motion carried unanimously.
- NPDES/ E&S Permits- the Planning Commission has recommended that before a zoning permit is issued the applicant will have the amount in square feet being disturbed on their plan as well as what plan they will use to fix this.

- The Township will be giving applicants the Green Information Books and the applicants need to keep them right on the construction site- this will help them figure out their E & S plans.
- It will also be typed right on their permits that if they disturb more than 5,000 square feet then they will voluntarily cease building and get an E & S plan. (This can be a simple silt fence that the applicant can draw himself)
- It will also be typed right on their permits that if they disturb an acre (43560 square feet), they must cease building and get an NPDES permit.

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 9:38 p.m.

Respectfully submitted,

Danielle N. Folkenroth
Secretary/Treasurer