

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: June 17, 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, Rob Lyter and Brenda Gohn.

Members absent:

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 3/18/14 and to approve the same. Seconded by Bruce Miller, motion carried unanimously. (The April and May Meetings were canceled)

SUMITTALS & SKETCH PLANS:

- J&L Groff Farms, LLC Land Development Plan Submittal- (represented by Team Ag) This plan has been submitted and discussed. There are 5 waivers that need updated and then re-presented to the Planning Commission. The waivers are as follows:
 - Plan Scale (section 601)
 - Boundary Lines (section 601.d)
 - Roof Areas in excess of 1,000 S.F. shall discharge into a seepage structure
 - Fencing requirements
 - Side slope is at 4 to 1 and needs to be at 3 to 1
 - Ralph Daugherty made a motion to recommend approving the plan to the supervisors and approve the five waivers; seconded by Bruce Miller; motion carried unanimously.
 - Side notes:
 - To stabilize soil erosion, J&L Groff Farms, LLC will use a control matting to get vegetation started.
 - The Planning Commission has asked for the plan to reflect how many building rights are being used compared to how many building rights are left.
- Deb Cartwright- (lives at 2475 Delta Road) She would like to reverse subdivide by putting her driveway and 20.59 acre lot together so it would be in clean and green, thereby lowering her taxes. The large acre lot is already in clean and green. The parcels in question are FM 78L (.89 acre drive way/farm lane) and FM 78K (20.59/2175 Delta Road). The Planning Commission informed Ms. Cartwright that if you have a parcel in clean and green and there is an adjacent lot that you own, then you don't need to reverse subdivide. She needs to call the Tax Assessment Office and ask to "combine" these two properties together on one application (still having separate tax numbers/parcel ID's) for tax purposes.
 - Side Note- The applications for clean and green and combining two parcels can be found on the Tax Assessment Office website
 - Both Parcels must be deeded under the same name
- Christian Esh Subdivision submittal- Plan was accepted by Planning Commission and has been forwarded by Team Ag to the County for review.

SUBDIVISION PLANS:

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

OTHER BUSINESS:

- Attorney Bupp asked that the Planning Commission review and discuss the new proposed ordinance concerning “lot frontage”.
 - The Planning Commission feels that this ordinance is overstepping government involvement and that it is the individual owner’s responsibility.
 - Bruce Miller made a motion to NOT accept this ordinance on the basis of the existing subdivision process and philosophy/guidance that Chanceford Township gives their residents concerning where their houses can and cannot be built is adequately put in place; seconded by Ralph Daugherty; motion carried unanimously.
 - Side note- Instead of passing this ordinance, Chanceford Township can have residents who are building houses/buildings on lots that ambulances and fire trucks cannot reach, sign waivers stating that the Township is not liable and why.

ADJOURNMENT:

There being no further business, Bruce Miller made a motion to adjourn the meeting. Seconded by Ralph Daugherty, motion carried unanimously. The meeting adjourned at 8:31 p.m.

Respectfully submitted,

Danielle N. Folkenroth
Secretary/Treasurer