

**Planning Commission  
CHANCEFORD TOWNSHIP**

**MEETING DAY & TIME:** July 15, 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, and Tom Gizzi.

Members absent: Rob Lyter and Brenda Gohn

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 6/17/14 and to approve the same. Seconded by Bruce Miller, motion carried unanimously.

**SUMMITALS & SKETCH PLANS:**

- J&L Groff Farms, LLC Land Development Plan- (represented by Team Ag) Ralph Daugherty made a motion to approve this plan contingent on the four open comments being addressed, seconded by Bruce Miller; motion carried unanimously.
  - Open Comments are as follows:
    1. Section 601.a- The plan shall be signed and sealed by the responsible registered professional.
    2. Section 602.a & f- The applicant shall provide copies of the NPDES Permit and an adequacy letter from the York County Conservation District prior to any earth moving activities.
    3. Section 7.g- All stormwater management facilities must discharge into adequate drainage ways or storm sewers. Calculations have been provided demonstrating that the existing culvert has insufficient capacity to convey the 100 year post development storm event. The Township should consider if the applicant will be responsible for any upgrades to the structure such as a headwall or complete replacement.
      - Mark Bupp made a motion to ask the Township to pay half of this cost because the pipe was already undersized and the development of the pipe is making the situation better, seconded by Ralph Daugherty; motion carried unanimously.
    4. Section 206.6- The parcel history should be included on the plan. Although, no dwelling units are proposed with this plan, Township Officials should determine if dwelling unit rights will be required to be utilized for this subdivision and if so, how many?
      - The Planning Commission would like to have noted that to build an agricultural building does not require the use of a building right.
      - The Planning Commission would also like to have noted that there are five Building lots and only one is using a building right as of yet.

**SUBDIVISION PLANS:**

- Christian Esh- subdivision plan site located at Pomraning Road and Gum Tree Road. A motion to table this plan was made by Ralph Daugherty due to the outstanding comments needing to be addressed, seconded by Bruce Miller; motion carried unanimously.

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

**OTHER BUSINESS:**

**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 8:30 p.m.

Respectfully submitted,

Danielle N. Folkenroth  
Secretary/Treasurer