

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: August 19, 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, Rob Lyter and Brenda Gohn.

Members absent: Tom Gizzi

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 7/15/14 and to approve the same. Seconded by Mark Bupp, motion carried unanimously.

SUMMITALS & SKETCH PLANS:

Barley Farms, Heaps LP--Represented by Lee Faircloth. Barley's would like to do a reverse subdivision by putting parcels two and four back together making a 14.9 acre lot. John Shanbarger would like it noted in the minutes that they are using the "prime farmstead act" and that the new 14.9 acre lot should carry one dwelling right over from Parcel one; parcel two already has a dwelling right (for a total of two dwelling rights on the new parcel when it is reversed subdivided). Barley Farms Heaps was accepted for submittal by the Planning Commission.

SUBDIVISION PLANS:

- Christian Esh- subdivision plan site located at Pomraning Road and Gum Tree Road. Ralph Daugherty made a motion to approve the one waiver, seconded by Bruce Miller, motion carried unanimously. Waiver consists of:
 - ○ Plan scale larger than 1"= 100'. The plan is currently drawn at a scale of 1"= 250' which allows the entire tract to be shown on one drawing sheet.

Bruce Miller made a motion to approve the plan contingent on the open comments being addressed, seconded by Ralph Daugherty, motion carried unanimously.

Open Comments addressed are:

- ○ **Section 601.h-** The property owner's notarized signatures are required.
- ○ **Section 602.a-** Construction activities have disturbed an area exceeding 5,000 S.F. ; therefore a Soil Erosion & Sedimentation Control Plan, approved by York County Conservation District, shall be provided to the Township.
- ○ **Section 602.c-** A Planning Module shall be executed and provided to the Township for appropriate signatures and submission to PA DEP.
- ○ All Property corners shall be set prior to recording the plan.
- ○ Payment of all fees.

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

OTHER BUSINESS: Tim Bupp was present to discuss amending Lot Frontage ordinance. The Planning Commission would like to table this discussion until the next meeting.

ADJOURNMENT:

There being no further business, Ralph Daugherty made a motion to adjourn the meeting. Seconded by Bruce Miller, motion carried unanimously. The meeting adjourned at 8:21 p.m.

Respectfully submitted,

Danielle N. Folkenroth
Secretary/Treasurer