

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: October 21, 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, Ralph Daugherty, Tom Gizzi and Brenda Gohn.

Members absent: Rob Lyter & Mark Bupp

Others present: Township Engineer Grant Anderson, Zoning Officer Jeffrey Koons, and Secretary/Treasurer Danielle Folkenroth

A quorum was present.

APPROVAL OF MINUTES:

Bruce Miller made the motion to waive the reading of the minutes of 9/16/14 and to approve the same. Seconded by Ralph Daugherty, motion carried unanimously.

SUMMITALS & SKETCH PLANS:

- Bradley Peters subdivision- (37 acres on one lot and 3 acres on another lot located on Hake Road)- Bruce Miller made a motion to accept this plan, seconded by Ralph Daugherty; motion carried unanimously.
- Zook SWM Plan- Brenda Gohn made a motion to accept this plan, seconded by Bruce Miller; motion carried unanimously.

SUBDIVISION PLANS:

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

OTHER BUSINESS:

- Lot Frontage- Bruce Miller made a motion to approve the ordinance as updated by Solicitor Tim Bupp, seconded by Ralph Daugherty; motion carried unanimously.
- Two Zoning Hearings on October 23, 2014
 - Jeff Bemiller- Home Occupation/Automobile Repair- section 424
 - Bruce Miller made a recommendation to approve this application based on the fact that there will be no noise, nuisance, or dust as all the business will be taken care of in a garage, seconded by Ralph Daugherty; motion carried unanimously.
 - Karl & Linda Henshaw- variance from 25 foot setbacks/only meets 12 foot setbacks.
 - Bruce Miller made a motion to approve this application based on the fact that the Henshaw's meet the criteria for deminimus, the lot size is smaller than a typical acre lot size and having it smaller limits the owner from making modest improvements, seconded by Tom Gizzi; motion carried, John Shanbarger opposed.

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 8:08 p.m.

Respectfully submitted,

Danielle N. Folkenroth