

**Planning Commission  
CHANCEFORD TOWNSHIP**

**MEETING DAY & TIME:** November 18, 2014

Bruce Miller 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: Vice-Chairman Bruce Miller, Ralph Daugherty, Rob Lyter, Mark Bupp and Brenda Gohn.

Members absent: John Shanbarger and 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 10/21/14 and to approve the same. Seconded by Brenda Gohn, motion carried unanimously.

**SUMMITALS & SKETCH PLANS:**

- Bacon Subdivision- Represented by Tom Farcht, JMT- (Estate settlement) wants to cut off a lot along Battle Hill Road with no agricultural use and no buildings. Existing system so no planning module or Nitrate testing required.

**SUBDIVISION PLANS:**

- Bradley Peters- 37 acres on one lot and 3 acres on another lot located on Hake Road- Ralph Daugherty made a motion to approve the one waiver, seconded by Mark Bupp; motion carried unanimously.
  - Waivers are as follows:
    - Section 601.d- The type and location of permanent reference monuments and markers should be shown on the plan
    - Section 705.a – Cartway widening of Hake Road.
- Ralph Daugherty made a motion to approve the plan contingent of the two open conditions being met, seconded by Brenda Gohn; motion carried unanimously.
  - Conditions are as follows:
    - Section 601.H- The plan must be signed by all the owners of the land and contain a notarized statement of the owners intent
    - Section 602.C- Verification must be provided that the Planning Module for Land Development or non-building waiver was approved by the Sewage Enforment Officer and/or the Pennsylvania Department of Environmental Protection.

**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 Brenda Gohn, motion carried unanimously. The meeting adjourned at 7:44 p.m.

Respectfully submitted,

Danielle N. Dehoff