

**Planning Commission  
CHANCEFORD TOWNSHIP**

**MEETING DAY & TIME:** January 20, 2015

Chairman 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, and Mark Bupp.

Members absent: Thomas Gizzi, Brenda Gohn, Robert Lyter

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

A quorum was present.

**APPROVAL OF MINUTES:**

Ralph Daugherty made the motion to waive the reading of the minutes of 12/16/14 and to approve the same. Seconded by Bruce Miller, motion carried unanimously.

Reorganization of Planning Commission- Ralph Daugherty made a motion to nominate/approve John Shanbarger as Chairman, seconded by Bruce Miller; Motion carried unanimously. John Shanbarger made a motion to nominate/approve Bruce Miller as Vice-Chairman, seconded by Mark Bupp; Motion carried unanimously

**SUMMITALS & SKETCH PLANS:**

- Zack Rogers- Not present but coming to the Planning Commission at a later date- Jeffrey Koons discussed the proposal by Mr. Rogers to open a commercial General Merchandise store (9,100 Square feet) along Delta Road on a 1.99 acre property purchased from Burchett. Planning Commission agrees with Jeff Koons that Mr. Rogers will need to go to the Zoning Hearing Board for a Variance.

**SUBDIVISION PLANS:**

- Bacon Estate Subdivision- Represented by Layne Clark with JMT, Engineering Firm; the estate wants to consolidate a previously subdivided lot in order to create a new (2.00 acre) lot along Battle Hill Road which will encompass an existing dwelling, driveway, well and sewage disposal system with a reserve area. Bruce Miller made the motion to approve this plan contingent on the 6 conditional comments being addressed, seconded by Ralph Daugherty; Motion carried unanimously.
  - Comments are as follows:
    - Section 205.2.A.1- Principal use on proposed Lot 5 is residential therefore the maximum building coverage for the existing/proposed use is fifteen percent – Lot information should be revised accordingly
    - A new deed should be prepared for each property and recorded with the plan so that the county tax map is changed.
    - Section 601.a- Plan shall be signed and sealed by the responsible registered professional.
    - Section 601.h- The property owner's executor shall sign and notarize the plan prior to presentation to the Board of Supervisors' for approval.
    - All property corners shall be set prior to recording the plan- (Note six on the plan should be revised to reflect this requirement).
    - Payment of all fees.

- Bruce Miller made the motion to approve sending the non-building waiver to DEP, seconded by Ralph Daugherty; motion carried unanimously. The non-building waiver for Bacon Estate will be resolution number 2015-02.

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

**OTHER BUSINESS:**

- Possible subjects to be discussed in 2015:
  - Sign Ordinance
  - Solar Ordinance
  - Wind Energy Ordinance
- Discussed Transfer Development Rights- At this point in time, the Planning Commission agrees that they will need to table this and discuss at a future date.
  - Point of discussion:
    - Selling of TDR's
      - Limitations on number's being sold?
    - Benefit to the Township?
    - Receiving Zone

**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 8:35 p.m.

Respectfully submitted,

Danielle N. Dehoff