

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: February 17, 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, Thomas Gizzi, Brenda Gohn, and Mark Bupp.

Members absent: John McDonald

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 1/20/15 and to approve the same. Seconded by Tom Gizzi, motion carried unanimously.

SUMMITTALS & SKETCH PLANS:

SUBDIVISION PLANS:

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

OTHER BUSINESS:

- Zoning Hearing- February 26, 2015: Variance for Dollar General Parking Spaces (S307.2)
 - Purchasing from Burchett Farm- originally 124 acres and subdividing 1.99 off
 - 2635 Delta Road, Brogue Pa 17309
 - Zoning # 2015-2/26
 - FN-08
 - Approval of the variance as presented, by a 4 to 2 vote.
 - Explanations for the yes / no votes:
 - (4)Yes - The evidence provided shows that the other Dollar General Stores in Pennsylvania have adequate parking with only 30 spaces and the “proposed site along Delta Road” will be going above the other sites with 40 parking spaces.
 - (2) No -The lot size is not large enough (nor does it give the land owner enough land) to come into compliance with the Ordinance. It limits future use of the property for other “store uses”.
 - The Planning Commission unanimously agrees that this section of the Zoning Ordinance needs re-visited because the required parking space ratio is excessive.
- Possible subjects to be discussed in the future:
 - Sign Ordinance
 - Solar Ordinance
 - Wind Energy Ordinance
 - Parking Lot Ordinance
 - TDR's

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