

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: April 21, 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, Mark Bupp and John McDonald.

Members absent: N/A

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 3/17/15 and to approve the same. Seconded by Mark Bupp, motion carried unanimously.

SUMMITALS & SKETCH PLANS:

SUBDIVISION PLANS:

- Water Street Ministries & Weders- represented by Lee Faircloth. This is a three lot subdivision that Water Street Ministries currently owns and the Weders would like to purchase. They would like to have a 40 foot strip of land added to the 6 acre lot along Hively Road and the combined lot will then connect to another parcel so that they will have contiguous property from Hively Road back to other parcels that are currently landlocked.
 - No Proposed development
 - Ralph Daugherty made a motion to recommend approving this subdivision contingent on the five open conditions being addressed, seconded by Mark Bupp; motion carried unanimously. The five open conditions are as follows:
 - Section 501.a and 601.a- The registered professional responsible for the Final Subdivision Plan must sign and seal the plans prior to final plan approval from Board of Supervisors.
 - Section 601.h- The owners' of the property shall have their signatures' notarized prior to final plan approval. Further, classification of the ownership shall be provided. The title of the plan and the notary block refer to the owners as Water Street Ministries; however, the Tax Map, deeds and subdivision plan refer to the owner as Christian Youth Services, Inc.
 - Section 502.e and 602.c- The Chanceford Township SEO shall complete necessary inspections of the existing sewage disposal systems to complete a PA DEP Non-Building Declaration provided by the property owner.
 - All property corners shall be set prior to recording of the plan.
 - Payment of all fees.
 - Ralph Daugherty made a motion to recommend waiving the three waivers concurrent with this subdivision, seconded by John McDonald; motion carried unanimously. The waivers are as follows:
 - Section 501.c- Complete topography, depicting contours at five (5) foot vertical intervals shall be shown on the plan.

- Section 501.r- Slopes in excess of 15%, if present within the subdivision area, must be shown on the plan.
- Section 601.d- The plan shall show all boundary lines of the parcel, including courses and distances as found by an accurate survey.
- Bruce Miller abstained from all votes pertaining to Water Street Ministries/Weder's subdivision.

PUBLIC COMMENT:

- Robert Whiteford was present to question a possible subdivision located at 1111 Richmond Road (HM-133C). The total acreage of this property is 2.299 with Richmond Road splitting them into two tracts. Tract one has a total of 2.009 and is where Mr. Whiteford is proposing to build another house if the subdivision can be done. Tract two has a total of .20 acres. The Planning Commission members informed him that he needs to make sure that the water testing/nitrate testing will support a subdivision before further action can take place.

OTHER BUSINESS:

- Patti McCandless will be present at the BOS meeting on May 11 2015 to discuss TDR's.
- Amendment to Parking Lot Ordinance by Reed Smith Engineering:
 - Represented by Sean Delaney
 - Proposed amendment states (for retail stores and other places of trade or business)—1 parking space for every 250 square feet of floor area instead of the current ordinance that states 1 parking space for every 100 square feet of floor area.
 - Ralph Daugherty made a motion to recommended approving the proposed amendment to Section 307.2 minimum parking requirements, seconded by Tom Gizzi; motion carried unanimously.
 - Solar Ordinances to be discussed at a future planning commission meeting.
 - Brenda Gohn resigned from Planning Commission Board effective April 13, 2015- will need to look for a replacement.

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