

**Planning Commission  
CHANCEFORD TOWNSHIP**

**MEETING DAY & TIME:** August 18, 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 and Mark Bupp .

Members absent: Vice-Chairman Bruce Miller, Thomas Gizzi, Ralph Daugherty and John McDonald

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

A quorum was not present.

**APPROVAL OF MINUTES:**

No approval of July 2015 minutes- quorum not met.

**SUMITTALS & SKETCH PLANS:**

**SUBDIVISION PLANS:**

**PUBLIC COMMENT:**

- Steve Myers, corner of Waughtel and Main Street Extended (7 acres)—Mr. Myers was present to discuss the subdivision of his lot with a tract of land that includes the house and one acre of property. He has already obtained the nitrate testing which resulted in a score of 3.2. His next step is to call C.J. Conapitski for the Hydro-geo study and to determine how many dwelling rights his property has and where it the next possible dwelling after subdivision can be located.
- Albert & Peggy Horst, 3084 Tommy's Road- This property is a landlocked property, therefore Mr. and Mrs. Horst had questions concerning Right of Way agreements. John Shanbarger informed them that they need proper site distance, to make sure the easement doesn't go over the septic system, to record on both parcel deeds and to make sure they obtain an accurate easement size.
- Mike Taylor- 25 acres on New Bridgeville Road- To settle the estate of his Uncle, he need to subdivide with 13 acres on one side and 12 acres with dwelling on the other side between himself and his cousin. They will get it surveyed with new boundary lines and re-present it to the Planning Commission. They will also need a non-building waiver.
- Gert "Harry" Kruger- 1009 Muddy Creek Forks Road- 1.5 acre property that he wants to build a log cabin for his wife and himself without subdividing. John Shanbarger informed him that he cannot have two dwellings on a property and would have to subdivide but also would have to do nitrate testing to see if his property size is big enough to support another dwelling. At this time, Mr. Kruger will not be doing anything.
- Mark Wagner- 4040 Markel Road—Farmhouse needs too many repairs so he would like to tear it down and rebuild another house with existing septic and well sites (4 bedrooms from previous farm house and 4 bedrooms to be built). Jeff Koons informed him that if he is increasing his new house by 1,000 square feet more than the old house, he would have to add more stormwater management, but if he is taking other structures down on his property they would give credit towards stormwater management. Mr. Wagner will be hiring a contractor and/or architect.

**OTHER BUSINESS:**

**ADJOURNMENT:**

There being no further business, Mark Bupp made a motion to adjourn the meeting. Seconded by John Shanbarger, motion carried unanimously. The meeting adjourned at 8:20 p.m.

Respectfully submitted,

Danielle N. Dehoff