

Planning Commission
CHANCEFORD TOWNSHIP

MEETING DAY & TIME: September 15, 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, Thomas Gizzi, Ralph Daugherty, John McDonald and Mark Bupp .

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 a motion to approve July's minutes as a quorum was not present at the August meeting, seconded by Bruce Miller; motion carried unanimously.

Bruce Miller made a motion to approve August's minutes, seconded by Mark Bupp; motion carried unanimously.

SUMITTALS & SKETCH PLANS:

SUBDIVISION PLANS:

PUBLIC COMMENT:

- Tarry Bratton was present to request a zoning modification (Section 1001 of the SALDO) so as to not be required to having a Land Development Plan. He would still be required to have Stormwater Management.
 - He will be tearing down 9,000 square feet and adding 15,000 square feet more- in relations to swm it will only be a total of 6,000 more impervious area.
 - The Planning Commission noted that on the plan Mr. Bratton had, there was no indications of what the sewage capacity usage is. Mr. Bratton mentioned that in his new proposed building, he would like to add restrooms thus adding to the sewage flow.
 - Mr. Bratton will be keeping the parking lot stoned and not paved as of this time.
- Bruce Miller recommends not granting the zoning modification for the reasons listed below, seconded by Mark Bupp; motion carried unanimously:
 - Mr. Bratton did not indicate a true hardship/unreasonableness of having to do a Land Development Plan,
 - The Planning Commission doesn't feel that they can justifiably waive this for the reasons Mr. Bratton gave,
 - There will be new sewage added as well as new impervious area added,
 - And there will be soil disturbance however small/large so the Planning Commission believes a Land Development Plan is necessary.

OTHER BUSINESS:

- There will be two Zoning Hearings coming up on September 29, 2015:
 - Ed Woods- requesting a Special Exception Home Occupation for Automotive Service and Sales located at 1875 Delta Road, Brogue.

- This property is under a lease agreement, and the Mr. Woods has included a signed note stating that owners of the property are agreeable to Mr. Woods opening an Auto Shop.
 - His garage/shop would be in Garage labeled A on the map.
 - Bruce Miller made a motion to recommend approval of Mr. Wood's application as it was submitted, seconded by Mark Bupp; motion carried unanimously.
- David and Cathy Reifsneider- requesting a Diminimus Variance for side setbacks for a pole building at 2596 New Bridgeville Road, Felton PA.
 - Represented by Gil Malone- Mr. Reifsneider has a 26.5 foot Road Right of Way on a State Road and needs a total of 35 feet.
 - Mr. Reifsneider would like to keep his building and chicken houses in line and he has to keep them far enough apart in case of fires as well as having organic roaming areas.
 - If Mr. Reifsneider would put the new proposed building on the other side of the already built houses, he will be taking up good farm land.
 - Stormwater will tie into the already existing stormwater management because Mr. Reifsneider tore down a building that was 5,500 square feet. With his new 40 X 140 = 5,600 building this is acceptable towards not needing a new Stormwater Management Plan because it is only 100 new square feet.
 - Mark Bupp made a motion to recommend approval of a Dominimus Variance of a 25.5 foot State Road Right of way, seconded by Bruce Miller; motion carried unanimously and the reasons are listed below:
 - Existing buildings there based on an organized parallel foot print and the new proposed building site fits in pattern wise and makes the most sense being located at the proposed site,
 - And based on the legal view of the Dominimus Variance being sought overriding the need to also apply for a variance to build an accessory building in the front yard.

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 8:30 p.m.

Respectfully submitted,

Danielle N. Dehoff