

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: October 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, Thomas Gizzi, Ralph Daugherty, Mark Bupp and Marla Kay Allen.

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

Members Absent: John McDonald

A quorum was present.

APPROVAL OF MINUTES:

Ralph Daugherty made a motion to approve the minutes of September 15, 2015, seconded by Mark Bupp; motion carried unanimously.

SUMMITTALS & SKETCH PLANS:

- Gerald Robinsion (Kline & Goram Road)—Represented by Josh Myers, Shaw Surveying. Mr. Robinsion would like to subdivide a 3 acre lot off of his 92 acres with one possible building right.
 - There are certain corrections (driveway placement & updated deeds) that need updated as well as having to submit to York County Planning Commission still.
- Bob Whiteford (Richmond & Dellinger School Road)—Represented by Josh Myers, Shaw Surveying. Mr. Whiteford would like to subdivide his 2.3 acre property in half (1.15/1.15). The Planning Commission informed Mr. Whiteford that he needs a perk & probe done as well as verifying how many building rights he has available.
- Tarry Bratton (Brogue Strip Mall)—Mr. Bratton submitted a Stormwater Site Plan with a proposed new 14,700 Square foot building that is two stories high with a septic. He will be taking the old scale house and fertilizer silo down which in total gives him approximately 9,000 square foot credit towards SWM.
 - The plan will be referenced to KGB Equities, which is a business of his.
 - The new proposed building is to hold six (6) professional offices on the second floor as well as a warehouse on the first floor with a loading dock to see wholesale pickups.
 - Jeff Koons mentioned that the warehouse is a permitted use in the General Commercial Area per section 302.6 “STORAGE”.
 - Jeff Koons also mentioned that “PROFESSIONAL OFFICES” are a permitted use in General Commercial Area per Section 429 but it’s a three office maximum. As Mr. Bratton would like six (6) offices, he will need to apply for a special exception.
 - The Planning Commission also advised Mr. Bratton that he needs a Land Development Plan or a waiver granted from the Board of Supervisors, thusly he will be attending the BOS next.
- Michael Taylor (New Bridgeville Road)—Represented by Lee Faircloth, GLB&A. He would like to subdivide a 25 acre parcel into a 12 acre & 13 acre parcel.
 - Lot 6A—12 acres
 - Lot6B—13 acres that the original 60 acre farm will combine with.
 - Dwelling right will stay with Lot 6A (12 acres)

SUBDIVISION PLANS:

PUBLIC COMMENT:

- Brandon Testerman—45 Pond Road, would like to extend porch on front of house by 4-10 feet and it encroaches into the Front ROW Setbacks.
 - Mr. Testerman tore his sidewalk out and would like his porch to extend over the area.
 - Mr. Testerman believes there are other residents located in Chanceford Crossings that violate the Front ROW Setbacks.
 - The Planning Commission stated that Mr. Testerman would need to go for a Dominimus Variance.

OTHER BUSINESS:

- November 17, 2015 Planning Commission meeting—there will be a discussion concerning a new ASA Applicant.

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 Dehoff

Danielle N. Dehoff