

Planning Commission
CHANCEFORD TOWNSHIP

MEETING DAY & TIME: November 17, 2015

Vice-Chairman Bruce Miller 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: Vice-Chairman Bruce Miller, Thomas Gizzi, Ralph Daugherty, Mark Bupp, John McDonald and Marla Kay Allen.

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

Members Absent: Chairman John Shanbarger

A quorum was present.

APPROVAL OF MINUTES:

John McDonald made a motion to approve the minutes of October 20, 2015, seconded by Thomas Gizzi; motion carried unanimously.

SUMMITALS & SKETCH PLANS:

- Steckbeck Engineering represented by Bob Gage, GBT Realty was present to submit plans for a Dollar General Store Land Development Plan located at 2635 Delta Road.
 - 9,100 square foot retail store
 - On-lot sewage and well
 - 37 parking spaces
 - Rain garden on Northern side
 - No variances being asked for
- Levi Miller located at 12860 Collinsville Road, was present to discuss if he would need a Land Development Plan or Stormwater Management Plan for his three bay high tunnel structures which equal a total of 17,280 square feet. These structures are used as greenhouses and are deemed movable structures with plastic ceilings only put to use in the winter/cold months. Engineer Grant Anderson will be looking into any provisions for temporary structures.

SUBDIVISION 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.
 - Submitted to York County Planning Commission but have received no comments yet.
 - The Planning Commission asked for a correction on the clarification on the use of gross acreage or net acreage as well as clarification on the use of the Field Road that is marked on the plan.
- Michael Taylor (2633 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.
 - Three dwelling rights will stay with Lot 1
 - Ralph Daugherty made a motion to approve the three waiver requests for this plan, seconded by Mark Bupp; motion carried. Vice-Chairman Bruce Miller abstained from voting.
 - The three waiver requests are as follows:
 1. Section 501.r—All areas with slopes in excess of fifteen percent within the area proposed for subdivision shall be shown on the plan.

2. Section 501.c & 601.c—Complete topography, depicting contours at five foot vertical intervals, shall be shown on the plan.
 3. Section 601.d—The plan shall show all boundary lines of the parcel, including courses and distances as found by an accurate survey; all courses shall be permanently marked.
- Ralph Daugherty made a motion to approve this plan contingent on the four open conditions being addressed, seconded by Marla Kay Allen; motion carried. Vice-Chairman Bruce Miller abstained from voting.
 - The four open conditions are as follows:
 1. Section 601.a—The plan shall be signed and sealed by the registered surveyor responsible for the plan.
 2. Section 601.h—The property owner’s notarized signature is required.
 3. New deeds for lots 6A and the combined lot 1 & 6B shall be recorded with the Final Subdivision Plan.
 4. Payment of all fees.

PUBLIC COMMENT:

- Steven Myers was present to discuss his possible subdivision located at the corner of Waughtel and Main Street. He has completed the perc/probe and hydro-geo study and his next step is to hire an engineer to create a plan.

OTHER BUSINESS:

- New Ag Security Applicant located at 12927 Manor Furnace Road; FL-77B (D. Steven Greenwood).
 - Ralph Daugherty made a motion to recommend approval of the new Ag Security Applicant, seconded by Marla Kay Allen; motion carried unanimously.

ADJOURNMENT:

There being no further business, Thomas Gizzi made a motion to adjourn the meeting, seconded by Ralph Daugherty; motion carried unanimously. The meeting adjourned at 8:13 p.m.

Respectfully submitted,

Danielle Dehoff

Danielle N. Dehoff