

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: January 19, 2016

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, John McDonald and Marla Kay Allen.

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

Members Absent: n/a

A quorum was present.

APPROVAL OF MINUTES:

Ralph Daugherty made a motion to approve the minutes of 12/15/ 2015, seconded by Thomas Gizzi; motion carried unanimously.

Reorganization of members:

Ralph Daugherty made a motion for John Shanbarger to continue to be the Chairman of the Planning Commission, seconded by Marla Kay Allen; motion carried unanimously.

Ralph Daugherty made a motion for Bruce Miller to continue to be the vice-chairman of the Planning Commission, seconded by John McDonald; motion carried unanimously.

SUMITTALS & SKETCH PLANS:

- **Steven Myers: Submitted by Shaw Surveying.**
 - Property located at the corner of Waughtel and Main Street Extended.
 - The hydrogeological study that was completed showed a minimum of 2.89 gross acre minimum.
 - He will be subdividing a 4.787 gross acre lot and a 2.95 gross acre lot.
 - This plan has been submitted to York County Planning Commission and is awaiting comments.
- **Harry/Kiser Family:**
 - 6.103 acres on Kaiser Road- to be subdivided in half with a 3.1 acre lot and a 3.03 acre lot
 - Reserve sewage disposal system testing has been completed by the Twp. SEO.
 - Submitted to York County Planning Commission and is awaiting comments.
- **Holtwood LLC, Parcel #3Y: Submitted by Talen Industries.**
 - Brian Patterson is the engineer who prepared the plan
 - Subdivision will consist of a 50 acre lot and an 18 acre lot; both of which are all woods area.
 - John Shanbarger remarked that this subdivision seems to be a lot line adjustment and a parcel add- on being that the lands will be added onto York County's land so as to have road access.
 - No road frontage but has walking path and boat ramp.
- **Robert Whiteford: Submitted by Shaw Surveying.**
 - Bruce Miller made the motion to accept the submittal of this plan, seconded by Mark Bupp; motion carried unanimously.

SUBDIVISION PLANS:

- **Gerald Robinsion: Submitted by Shaw Surveying.**
 - Property located at Kline and Goram Road.
 - Mr. Robinson would like to subdivide a 3 acre lot off of his 92 acres with one building right.
 - Mark Bupp made a motion to approve this plan contingent on the five open conditions being addressed, seconded by John McDonald; motion carried unanimously.
 - The five open conditions consist of:
 1. Section 601.f : Easements around the Sewage Disposal System tests protecting said areas must be provided in accordance to the Chanceford Township On-Lot Sewage Disposal System Ordinance. In order to reproduce the easement on the ground, metes and bounds for all easement lines shall be provided on the plan. The Township's SEO shall determine the size of such easement.
 - Site Design recommends a 30 ft. by 70 ft. easement area, however, any decision by the S.E.O. shall supersede our suggestion.
 2. Section 502.e & 602.e : Documentation shall be provided demonstrating that the Planning Module for Land Development and / or any required waivers have been approved by PA DEP.
 3. Section 601.h : The property owner's notarized signature is required.
 4. All property corners shall be set prior to recording the plan.
 5. Payment of all fees.
 - Bruce Miller made a motion to approve the two waivers, seconded by Ralph Daugherty; motion carried unanimously.
 - The two waivers consist of:
 1. Section 501.c & 601.c : Complete topography, depicting contours at five foot vertical intervals, shall be shown on the plan.
 2. Section 601.d : The plan shall show all boundary lines of the parcel, including course and distances as found by an accurate survey; all courses shall be permanently marked.
- **Dollar General Store Land Development Plan: Submitted by Steckbeck Engineering.**
 - located at 2635 Delta Road)
 - 9,100 square foot retail store
 - On-lot sewage and well
 - 37 parking spaces
 - This plan is tabled until February 2016 Planning Commission meeting.
- **Tarry Bratton (Land Development Plan): Submitted by John Luciani.**
 - Post Construction Storm Water Management Report included.
 - At the present time, the Planning Commission is making their recommendations based on the understanding that the use of the proposed facility located behind the Brogue Shopping Center along Delta Road will be a warehouse for a material storage and not open to the public.
 - Ralph Daugherty recommended approval of the one waiver for this land development plan, seconded by John McDonald; motion carried unanimously.
 - The one waiver is:
 1. Section 601: The plan scale shall be 1" = 50' or 1" = 100'

- Mark Bupp made the motion to recommend approval of this land development plan contingent on the fourteen open conditions being addressed, seconded by Thomas Gizzi; motion carried unanimously.
 - The fourteen open conditions consist of:
 1. Section 501.a & 601.a : The signature and seal of the registered professional responsible for the plan shall be included when presented to the Board of Supervisors for final approval.
 2. Section 501.t : The plan shall note records of sludge for the property.
 3. Section 601.h : The property owner's and developer's notarized signatures must be provided on the plan prior to presentation to the Board of Supervisors for approval.
 4. Section 602.c : The Township SEO shall determine if an inspection of the existing sewage disposal system is required in accordance with the On-lot Sewage Disposal System Ordinance.
 5. Section 602.d : The applicant shall post an improvement bond or other acceptable security in an amount sufficient to insure completion of all required improvements (i.e. soil erosion and sedimentation controls, permanent post construction Stormwater management controls, ect) A Probable Onsite Construction Cost estimate has been provided and the estimate has been reviewed and all costs/quantities are acceptable to the Township. An improvement bond, in a form acceptable to the Township, shall be posted in the approved amount. Copies of all documentation shall be reviewed by the Township Solicitor.
 6. Section 713.e & 809 : The Township should consider requiring street lights at the intersection of the access drive and Oscar's Road.
 7. For the safety and attractiveness of the land development, street trees may be required by the Board of Supervisors. The Township should consider if street trees will improve the aesthetics, health, safety and well-being of the general public. Any such street trees shall be installed in accordance with Section 811.
 8. Section 309.A.5 : Execute the carbonate geology certification.
 9. Section 401.c : Provisions for permanent access and/or maintenance easements, necessary to implement the Operation and Maintenance Plan, shall be added to the plan encompassing all proposed stormwater management structures. A stormwater maintenance easement has been provided, however, the easement shall be extended to the limits of the Township Road right-of-way. Further, the easement must be an "access and maintenance easement", the title shall be revised accordingly.
 10. Section 602 : Please provide an executed O&M agreement which can be found within Appendix A of the Township of Chanceford Stormwater Management Ordinance.
 11. Section 401.E.11 : Provide the owner's notarized signature indicating that they are aware of, and responsible for, the operation and maintenance of the SWM facilities.
 12. Section 401.E.19 : Please provide the signature and seal of the registered professional contributing to and responsible for the plan.
 13. Payment of all fees.
 14. Section 307.1.b : Access drives and parking areas for commercial uses shall be paved, except where unpaved parking areas are authorized by special exception. Although the parking areas are proposed to be paved,

the access drive is not. The plan lists this as a waiver/modification; however a special exception is required.

PUBLIC COMMENT:

- **Harry/Kiser family:**
 - The Harrys were present to discuss their 5.96 acres on Dellinger School Road and another possible subdivision with a 2.79 acre and 3.17 acre split.
 - The 2.79 acre will retain the singlewide and the 3.17 will have the doublewide and barn.
 - They reported that three driveways access this property and they only want to keep one open.
 - Bruce Miller commented that they should make sure the houses are permitted

OTHER BUSINESS:

- **Zoning Hearings to be held January 25, 2016:**
 - Pope Engineering (auto repair) 2843 New Bridgeville Road, Felton
 - Applying for a Special Exception under section 424.10 : Home Occupation Auto Repair.
 - Bruce Miller recommended approval of this special exception because it is consistent with the properties current use with a minimal neighbor impact as well as complying with Section 424 with the exception of paragraph 10, seconded by Ralph Daugherty; motion carried unanimously.
 - Brandon Testerman (diminimus variance) 45 Pond Road, Felton
 - Applying for a diminimus variance of a four foot encroachment of 25' setbacks under section 205.1.
 - Bruce Miller recommended approval of this diminimus variance because it is diminimus and it is consistent with other property development in the same neighborhood, seconded by Marla Kay Allen; motion carried unanimously.

ADJOURNMENT:

There being no further business, Ralph Daugherty made a motion to adjourn the meeting, seconded by Marla Kay Allen; motion carried unanimously. The meeting adjourned at 9:15 p.m.

Typed and Submitted by:

Danielle Dehoff

Danielle N. Dehoff