

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: February 16, 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, 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: Thomas Gizzi and John McDonald

A quorum was present.

APPROVAL OF MINUTES:

Ralph Daugherty made a motion to approve the minutes of 1/19/ 2016, seconded by Bruce Miller; motion carried unanimously.

SUMITTALS & SKETCH PLANS:

SUBDIVISION 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.
 - Bruce Miller made a motion to approve this plan contingent on the eight open conditions being addressed, seconded by Ralph Daugherty; motion carried unanimously.
 - Open Conditions are as follows:
 1. Section 501.g- the existing rights-of-way for Main Street Extended and Waughtel Road shall be added to the plan
 2. Section 601.h- the property owners' notarized signature is required
 3. Section 502.e & 602.e- Proof of planning module approval by PA DEP shall be provided to the Township
 4. Section 602.h- Since access to Lot 2 will be provided from a road maintained by PennDot, the subdivider shall submit proof that a driveway highway occupancy permit has been issued to allow a driveway at the proposed location; Section 709.d- Provide safe stopping sight distances for the proposed driveway at lot 2.
 5. Section 207.6.c- the plan should note that the prime farmstead act is being utilized and that the subdivision is creating a lot over 45,000 square feet
 6. New deeds shall be written and recorded with the plan to allow the tax map to be updated
 7. All property corners shall be set prior to recording the plan
 8. Payment of all fees
- **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.
- The planning commission has reviewed the comments and is requesting the plan to come back to them at the March 2016 meeting with clarifications on some comments. A motion was made by Ralph Daugherty, seconded by Bruce Miller; motion carried unanimously.
- **Holtwood LLC, Parcel #3Y: Submitted by Talen Industries.**
 - Subdivision will consist of a 50 acre lot and an 18 acre lot; both of which are all woods area.
 - No road frontage but has walking path and boat ramp.
 - Bruce Miller made a motion to table this plan until March 2016 meeting, seconded by Ralph Daugherty; motion carried unanimously.
- **Robert Whiteford: Submitted by Shaw Surveying.**
 - Mark Bupp made a motion to table this plan until March 2016 meeting, seconded by Marla Kay Allen; motion carried unanimously.
- **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
 - Bruce Miller made a motion to table this plan until March 2016, seconded by Mark Bupp; motion carried unanimously.

PUBLIC COMMENT:

- **Chris Small:** present to discuss Artist Jeffrey Koons' property on Douglas Road and the front setbacks of the house and proposed structures. The Planning Commission has agreed that the house was built into the front Right-of-Way setbacks therefore the proposed structures are equal to or behind the house allowing them to be built.

OTHER BUSINESS:

- **Hennessey on Goram Rd:** Zoning Officer Jeffrey Koons discussed a possible wedding reception venue on their property and is asking the Planning Commission for recommendations on what section it may fit under. The Planning Commission agreed that they are of the same thought that a wedding venue would fall under a Home Occupation.
- **Resolution # 2015-01: Resolution readopting the Ag Security Lands every Seven years:** Mark Bupp made a motion to approve this resolution, seconded by Bruce Miller; 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 9:30 p.m.

Typed and Submitted by:

Danielle Dehoff

Danielle N. Dehoff