

**Planning Commission  
CHANCEFORD TOWNSHIP**

**MEETING DAY & TIME:** March 15, 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, Thomas Gizzi, John McDonald and Marla Kay Allen.

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

Members Absent:

A quorum was present.

**APPROVAL OF MINUTES:**

Ralph Daugherty made a motion to approve the minutes of 2/16/ 2016, seconded by Bruce Miller; motion carried unanimously.

**SUMITTALS & SKETCH PLANS:**

**SUBDIVISION PLANS:**

- **Steckbeck Engineering/ Dollar General Store-**
  - Located at 2635 Delta Road
  - 9,100 square foot retail store
  - Steckbeck Engineering was present to obtain four waiver approvals from Planning Commission.
    - Four waivers consist of:
      - Section 501.cô The plan shall depict the existing conditions within or immediately adjacent to the tract. Motion to approve waiver made by John McDonald, seconded by Mark Bupp; motion carried unanimously.
      - Section 712.eô In no case may a change be made to the existing topography which would result in a slope of more than ten percent within 20 ft. of a property line. A waiver would be supported by Site Design Engineer because the current property owners are required to sign the plan certifying that they understand and agree to the improvements depicted. Motion to approve this waiver made by John McDonald, seconded by Mark Bupp; motion carried unanimously.
        - A note will be made on the plan to show common ownership between parcels.
      - Section 301.Lô Stormwater Management facilities are considered structures and must comply with building setback requirements. The outside toe of the slope of the embankment in a fill condition, or top of embankment in a cut condition, shall be considered as the point that must meet the setback requirements. The grading of Rain Garden 1 must be revised accordingly and building setback lines shall be added to the Grading Plan to confirm conformance. Motion to approve this waiver made by Bruce Miller, seconded by Ralph Daugherty; motion carried unanimously.
      - Section 308.C.1.jô Rain Garden 1 is designed to retain 3.63 ft (793.63-790.00) of storage volume, therefore, the fencing requirements would

apply. Motion to approve waiver made by John McDonald, seconded by Ralph Daugherty; motion carried unanimously.

- **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
  - Bruce Miller made a motion to table this plan until April 2016 meeting, seconded by Mark Bupp; 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 April 2016 meeting, seconded by Ralph Daugherty; motion carried unanimously.
- **Robert Whiteford: Submitted by Shaw Surveying.**
  - Bruce Miller made a motion to table this plan until April 2016 meeting, seconded by John McDonald; motion carried unanimously.

#### **PUBLIC COMMENT:**

#### **OTHER BUSINESS:**

- **Allegro Winery Zoning Permit-** Adding a 50øX 60ø addition to winery to accommodate storage.
  - Will not be open to the public
  - Per the Planning Commission, the new addition is an agricultural addition therefore will not need a building permit only a zoning permit through the Township.
- **773/775 Richmond Road**—Real Estate Agent would like validation on the property whether it is legal/nonconforming, grandfathered in, ect) as it has two residences on one parcel. The Planning Commission stated that the owners who are selling the house need to bear the burden that these residences are not illegal. If they can prove that they were built before July 1979 then the two residences would be grandfathered in.

#### **ADJOURNMENT:**

There being no further business, John McDonald made a motion to adjourn the meeting, seconded by Thomas Gizzi; motion carried unanimously. The meeting adjourned at 9:20 p.m.

Typed and Submitted by:

*Danielle Dehoff*

Danielle N. Dehoff