

**Planning Commission
CHANCEFORD TOWNSHIP**

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

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

Members Absent: Vice-Chairman Bruce Miller , John McDonald

A quorum was present.

APPROVAL OF MINUTES:

Thomas Gizzi made a motion to approve the minutes of 3/15/ 2016, seconded by Ralph Daugherty; 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 one new waiver approval and 18 outstanding conditions from Planning Commission.
 - Ralph Daugherty made a motion to approve the one waiver, seconded by Mark Bupp; motion carried unanimously. One waiver consists of:
 1. All property corners shall be set prior to recording the plan
 - They will set after obtaining Occupancy Permit
 - Mark Bupp made a motion to recommend approval of the plan contingent on the eighteen outstanding conditions being addressed, seconded by Ralph Daugherty; motion carried unanimously. Eighteen outstanding conditions consist of:
 1. Section 301.4—Given the site layout and the close proximity of the primary / reserve sewage disposal system test area to the proposed SWM structure, a sewage disposal system design shall be prepared and the associated grading be added to the plan. Further, the SWM structure and absorption bed layout shall conform to the Title 25, Chapter 73 separation distance regulations.
 2. Section 501.a & 601.a—The plan shall be signed and sealed by the registered professional responsible for the plan.
 3. Section 502.e—A fully executed Planning Module application shall be submitted to the Township for review and further submission to the PA DEP.
 4. Section 502.f & 502.g—A copy of the NPDES Permit shall be forwarded to the Township upon issuance by the YCCD.
 5. Section 601.e—An agreement for the proposed access easement shall be provided to the Township for review by the Solicitor.

6. 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.
7. 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. An estimate has been provided and is acceptable. An improvement bond shall be submitted to the Township Solicitor for review and approval.
8. Section 602.h—A copy of the approved Highway Occupancy Permit and associated plans must be provided to the Township.
9. Section 713.e & 809—The Township should consider requiring lighting along the access drive and at the intersection of S.R. 0074. At the very least, the sub-divider shall provide an easement for any street lights or for their future installation.
10. Section 811—For safety, convenience, and attractiveness of the subdivision, street trees may be required. The township should consider if street trees will improve the aesthetics, health, safety, and well-being of the general public.
11. Section 306.c—A “downstream hydraulic capacity analysis” beginning at the outlet pipe of Rain Garden 1 and ending at the perennial stream must be provided.
12. Section 307.d—A copy of the NPDES Permit shall be forwarded to the Township upon issuance by the York County Conservation District.
13. Section 308.B.7—The vegetated channel stability calculations shall consider the 25%-33% slope into Rain Garden 1. A minimum of 6 inches of freeboard shall be provided during the 100 year storm event.
14. Section 308.C.1.k—The emergency embankment spillway shall include a satisfactory means of energy dissipation at its outlet.
15. Section 309.a.4—The carbonate geology certification shall be added to the plan and executed.
16. Section 401.e.11—Provide the notarized signature of the owner (or developer) of the parcel for which the SWM Site Plan is proposed indicating that they are aware of, and will be responsible for, operation and maintenance of the facilities.
17. Section 602—An executed Operation and Maintenance Agreement shall be submitted for recording with the plan.
18. 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
- Side Note- Patterson is the owner of the property across the street not the Harry’s, even though they have same parcel numbers.
- Ralph Daugherty made a motion to recommend approval of this plan contingent on the one outstanding condition being addressed, seconded by Marla Kay Allen; motion carried unanimously. One outstanding condition consists of:
 1. Payment of all fees.

- **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.
- Ralph Daugherty made a motion to table this plan until May 2016 meeting, seconded by Thomas Gizzi; motion carried unanimously.
- **Robert Whiteford: Submitted by Shaw Surveying:**
 - 1111 Richmond Rd
 - Ralph Daugherty made a motion to approve the 2 waivers, seconded by Thomas Gizzi; motion carried unanimously. Two waivers consist of:
 1. Section 601—The final plan shall be drawn at a scale of either; fifty feet to an inch or one hundred feet to an inch.
 2. Section 501.c & 601.c—Complete Topography, showing contours at one foot vertical intervals for land slopes of less than five percent.
 - Ralph Daugherty made a motion to recommend approval of this plan contingent on the three outstanding conditions being addressed, seconded by Thomas Gizzi; motion carried unanimously. Three outstanding conditions consist of:
 1. Section 602.e—Proof of planning module approval by PA DEP shall be provided to the Township.
 2. The property owner’s notarized signature is required.
 3. Payment of all fees.
 - Mr. Whiteford will be holding off on going to the Board of Supervisors until the Planning Module Proof comes back from PA DEP.

PUBLIC COMMENT:

- **Zack Smith-** 2891 Delta Road (family farm)—Mr. Smith is looking to subdivide 12.5 acres off of an 80 acre farm and build a single residence. He would be using the Prime Farmstead Exemption and it is currently in Clean and Green. The planning commission informed him that his first two steps were:
 - Hydro-geo testing
 - Driveway permit from PennDot
- **Delores Krick**—Mrs. Krick was present to discuss the possible purchasing of Chanceford Elementary School and putting in 24 units of fifty and older apartments. Items that were discussed during the meeting:
 - Will have to go to the Zoning Hearing Board for special exception for Section 404-Multi-family.
 - Sewage- Mrs. Krick informed the Planning Commission that she believes she can put a second septic system on the parcel if needed.
 - All Septic designs (future and past) will have to go through PA DEP because of the size
 - Well- Mrs. Krick informed the Planning Commission that she believes that she can drill for another well
 - Each classroom would be an apartment
 - If you have 24 apartments with two people in each, you would need a total of 48 parking spaces.
 - The shell of the school would stay the same.
 - Lot Size= 9 acres

OTHER BUSINESS:

- **George Myers Property-** Mr. Myers wants to add on 10 acres to his already owned two acre lot. The two acres he currently owns has a house, barn and garage. This add on lot would eliminate the access but maintain the easement.

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 9:05 p.m.

Typed and Submitted by:

Danielle Dehoff

Danielle N. Dehoff