

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: June 21, 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, 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: Mark Bupp

A quorum was present.

APPROVAL OF MINUTES:

Ralph Daugherty made a motion to approve the minutes of 4/19/ 2016, seconded by Bruce Miller; motion carried unanimously.

(May 2016 Meeting canceled)

SUMITTALS & SKETCH PLANS:

SUBDIVISION PLANS:

- **Holtwood LLC, Parcel #3Y: Submitted by Talen Industries.**
 - Subdivision will consist of dividing 68.5 acre lot into an 18.3 acre stand alone lot (in which case contains an existing dwelling) and a 50.2 acre lot to be joined with York County.
 - No road frontage but has walking path and boat ramp.
 - No construction proposed
 - All four dwelling rights will be forfeited
 - Ralph Daugherty made a motion to recommend approving the 8 waivers, seconded by Thomas Gizzi; motion carried unanimously.
 - Eight waivers consist of:
 1. Section 501 & 601—The plan scale shall not be more than 1" = 100.
 2. Section 501.c & 601.c—Complete topography, showing contours at one (1) foot vertical intervals for land slopes of less than five (5%) percent and all existing watercourses, tree masses, and isolated trees more than ten (10) inches in diameter must be located 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.
 4. Section 714—All courses shall be permanently marked.
 5. Section 501.f & 601.i—Building setback lines must be shown on the plan.
 6. Section 501.r—The location of all areas proposed for subdivision with slopes on excess of fifteen (15%) percent shall be shown on the plan.
 7. Section 501.s & 601.n—The plan shall identify the locations of any wetlands or note their absence.
 8. Section 503—The Applicant shall provide feasibility reports for water and sanitary sewer services.
 - John McDonald made a motion to recommend approval of the 3 open conditions and 2 notes to be added, seconded by Bruce Miller; motion carried unanimously.

- Three open conditions consist of:
 1. Section 601.a—The plan must be signed and sealed by the Professional Land Surveyor responsible for the survey.
 2. Section 601.h—The plan shall be signed by all owners of the land sought to be subdivided or developed, and contain a notarized statement declaring the final plan is made with his, her or their free consent and that it is desired to record the same.
 3. Payment of all fees
- Two notes to be added consist of:
 1. Section 501.k—Building rights graph needs to be changed to 0 to demonstrate the forfeiting of the 4 rights.
 2. Access note to be added in regards to it being a non-conforming subdivision.

PUBLIC COMMENT:

OTHER BUSINESS:

- **Young’s Farm Service**—Mr. Young would like to purchase a dealer’s license. This would allow him to attend auctions to buy and sell cars. He will be repairing on site in his garage but no cars will be sold from his property. The Planning Commission ascertained that this fits with his already approved zoning hearing application and paragraph 8 of Section 424 which considers auto sales as an accessory use to general repairs and Mr. Koons will write a letter showing Chanceford Township’s consent to such.
 - The letter will state that no sales of vehicles will be allowed on properties.
- **Tim Jordan**—Would like to put his farm (FN-62C Walker Road) into Ag Security Area. Bruce Miller recommended approval of Mr. Jordan’s farm into ASA, seconded by Ralph Daugherty; motion carried unanimously.
- **Zoning Hearing**—Delores & Stephen Krick are requesting a special exception (section 404) for apartment buildings to be located in Chanceford Elementary School. Zoning hearing is scheduled for June 23, 2016.
 - **Information given to Planning Commission Board:**
 - Not intending to utilize low income/section 8 families
 - Proposing 24 apartments
 - Located in Rural Residential so it doesn’t need building rights
 - Located on 8 acres
 - DEP attached letter approving water and sewage facilities doesn’t state exact amount of EDU’s allowed or tell how much it is approved for
 - Engineer Grant Anderson is requesting documents showing how the letter was founded
 - On-site laundry
 - Planning on having a back-up well only for sprinkler system
 - Was originally intended for 55+ but will now be opened to any age
 - Planning on doing criminal and credit report checks before rental agreement
 - Planning on conducting on-site inspections twice a year
 - Krick’s will mow and maintain property
 - **Statements from Public:**
 - Disheartening to the community
 - Only have the State Police for this area and their arrival time isn’t fast. Crime rate/Police calls will rise with the addition of 24 more families.

- Water/Well—How can the Krick’s compare residential families utilizing showers and laundry to an elementary school being used during the day?
 - Concern for who will be moving in and the surrounding children
 - Concern for the property values of surrounding homes
 - Concern for trash lying around
 - Concern for the background checks being utilized- this will only be conducted on the person’s name on the rental agreement, not with all living in apartment
 - Bruce Miller recommended approval of Section 404 Special Exception based on a planning standpoint and the fact that it meets the multi-family conversion, seconded by Thomas Gizzi; motion carried with a 4-2 vote.
 - Ralph Daugherty and Marla Kay Allen voted Nay.
- **Grant Anderson**—would like to discuss his future subdivision located on New Bridgeville Road. The subdivision will consist of a 1.75 acre lot and a 1.25 acre lot.
 - The 1.25 acre lot has an existing dwelling
- **Zoning Officer-** Mr. Koons discussed the Barley’s and Mann’s situation on Gipe Road. The Planning Commission recommends contacting Patti McCandless with Ag Preserve.

ADJOURNMENT:

There being no further business, Ralph Daugherty made a motion to adjourn the meeting, seconded by Thomas Gizzi; motion carried unanimously. The meeting adjourned at 8:55 p.m.

Typed and Submitted by:

Danielle Dehoff

Danielle N. Dehoff