

**Planning Commission
CHANCEFORD TOWNSHIP**

MEETING DAY & TIME: August 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/Assistant 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 6/21/ 2016, seconded by Mark Bupp; motion carried unanimously.

(July 2016 Meeting canceled)

SUMITTALS & SKETCH PLANS:

SUBDIVISION PLANS:

- Grant Anderson—New Bridgeville Road.
 - Plans prepared by Gordan Brown.
 - Subdivision will consist of a three acre lot split into a 1.75 acre and 1.25 acre lot
 - 1.75 acre lot will have existing dwelling present
 - 1.25 acre lot will have de-nitrification system on it
 - Ralph Daugherty made a motion to approve this plan contingent on the three open conditions being addressed, seconded by Marla Kay Allen; motion carried unanimously. Conditions are as follows:
 - Section 601.h--Statement of ownership must be signed, dated and notarized.
 - Section 602.c—Certification that the Planning Module for Land Development and/or any required waivers have been approved by PA DEP.
 - Section 705.a—Cartway widening and additional right-of-way dedication is not proposed
 - Grant Anderson will be researching State Roads and cartways for BOS meeting
 - The Planning Commission asked for a note to be added:
 - Per the interpretation of the Zoning Ordinance, the Planning Commission considers a 10' X 75' clear sight triangle adequately sufficient and consistent with other plans.

PUBLIC COMMENT:

OTHER BUSINESS:

- **Zoning Hearing**—Delores & Stephen Krick REAPPLIED and are requesting a special exception (section 404) for apartment buildings to be located in Chanceford Elementary School. Zoning hearing is scheduled for August 22, 2016.
 - No representation present.

- **Hearing application looks to hold the same information as the application submitted previously.**
- No new sewer/water diagrams submitted.
- 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 Mark Bupp; motion carried with a 5-0 vote.
 - The Planning Commission would like it also noted in the recommendation letter that:
 - The Planning Commission recognizes the approval of the proposed use does require careful implementation of the use and adequate verifications to insure the new use has minimum impact on the community.

ADJOURNMENT:

There being no further business, Ralph Daugherty made a motion to adjourn the meeting, seconded by Mark Bupp; motion carried unanimously. The meeting adjourned at 8:25 p.m.

Typed and Submitted by:

Danielle Dehoff

Danielle N. Dehoff