

**Planning Commission Minutes
Chanceford Township**

MEETING DAY & TIME: February 21, 2017

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. Mr. Shanbarger led those in attendance in the pledge to the flag

Members present: Chairman John Shanbarger, Vice-Chairman, Bruce Miller, Ralph Daugherty, Mark Bupp and Thomas Gizzi, Marla Kay Allen.
Members Absent: John McDonald

Others present: Zoning Officer, Jeffrey Koons, Township Engineer, Grant Anderson, Secretary/Treasurer, Tonya Jackson.

A quorum was present.

APPROVAL OF MINUTES:

Ralph Daugherty made a motion to approve the minutes of January 17, 2017, as amended, seconded by Bruce Miller; motion carried unanimously.

SUBMITTALS & SKETCH PLANS:

A. Bob Burchett -potential subdivision of the Dockman farm

Robert (Bob) Burchett presented a subdivision sketch plan to determine if the concept meets the subdivision ordinance requirements. Bob Burchett would like to create three lots and sell them. Bruce Miller asked if the fish hatchery would be included with the sale of the property. Bob Burchett answered there is a 100 year lease agreement for the hatchery which would remain in effect. He invited the Planning Commission to walk the property so they could become familiar with it once he submitted his plan. It was determined that he would need to submit a subdivision plan since it meets the criteria of the ordinance.

ZONING OFFICER REPORT:

A. Zoning Hearing Board Special Exception – Alex Snyder, Executor of Estate Bertha P. Haugh, 100 East Market Street, York, PA is requesting a special exception to (Section 203 and 410) allow farming and related agricultural uses to include animal and poultry husbandry in a residential zone located at 3490 Brownnton, Felton, PA 17322

Chris Naylor, representative of Barley Snyder Attorneys of Law, stated Mr. Kind who is Amish is interested in purchasing the property. Chris Naylor stated that per Section 410 of the zoning ordinance allows five horses, a steer and 100 chickens since

they would have 39.66 acres and Mr. Kind would need these animals in order to support his family needs. John Shanbarger asked if the potential owner if he would want to expand his chicken supply in the future and create a chicken farm business. Mr. King stated he would not want to expand the number of chickens but he would have a produce stand on the property. Chris Naylor noted that Section 439 Intensive Animal Operations of the zoning ordinance would limit the number of chickens permitted on the property.

Bruce Miller made a motion to recommending approval to the Zoning Hearing Board for a special exception to (Section 203 and 410) allows farming and related agricultural uses to include animal and poultry husbandry in a residential zone located at 3490 Brownton, Felton, PA 17322. Ralph Daugherty seconded the motion, motion carried unanimously.

B. Gary Flaharty – accessory structure placement

Jeff Koons explained Gary Flaharty lives on Kohler Road and he is interested in adding an accessory structure but would prefer to place it in the front yard. Jeff Koons stated Mr. Flaharty has pool business in which his deliveries would have to be in the front of his home and he was considering applying for a special exception for this use. The Planning Commission determined this request would not meet the criteria for a special exception.

PUBLIC COMMENT:

No public comment.

OTHER BUSINESS:

No other business to discuss.

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 8:20 p.m.

Submitted by:

Tonya L. Jackson
Secretary/Treasurer