

**Planning Commission Minutes  
Chanceford Township**

**MEETING DAY & TIME:** May 16, 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, Marla Kay Allen., Thomas Gizzi and Trent Young.

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

A quorum was present.

**APPROVAL OF MINUTES:**

Ralph Daugherty made a motion to approve the minutes of April 18, 2017, seconded by Bruce Miller; motion carried unanimously.

**SUBMITTALS & SKETCH PLANS:**

**A. Maple Springs Farms Partnership Lot 46- Final Subdivision Plan**

Grant Anderson of Site Design Concepts reviewed the changes to the subdivision plan.

At the last meeting, John Shanbarger made a motion to recommend approval of the waivers of Sections 501 & 601 for Maple Springs Farms Partnership Lot 46 Final Subdivision Plan, Ralph Daugherty seconded the motion, the vote carried unanimously. Bruce Miller abstained from the vote. The vote carried.

Ralph Daugherty made a motion to approve the Maple Spring Farms Partnership Final Subdivision Plan with the following conditions:

- a. All fees are paid.
- b. Survey signatures are on the plan.
- c. Concrete monuments are verified on the plan.
- d. Executed PA DEP Non-Building Waiver must be submitted to the Township.

Thomas Gizzi seconded the motion, the vote carried unanimously.

**B. Maple Springs Farms Partnership Lots 1, 46-B and 84 – Final Subdivision Plan**

Grant Anderson stated this request is to create a 12 acre lot with the existing dwelling and to transfer Lot A in order for Parcel 84 to remain contiguous. He stated there was an old dwelling found on the lot which increases the building rights to five dwelling rights.

Ralph Daugherty made a motion requesting the Board of Supervisors approve the waivers of Section 501 and 601 for the Maple Springs Farms Partnership Lots 1, 46-B and 84, Thomas Gizzi seconded the motion, motion carried unanimously.

Ralph Daugherty made a motion to recommend approval of the Maple Springs Farms Partnership Lots 1, 46-B and 84 to the Board of Supervisors with the following conditions:

- a. All fees are paid.
- b. Survey signatures are on the plan.
- c. Concrete monuments are verified on the plan.
- d. Executed PA DEP Non-Building Waiver must be submitted to the Township.

Thomas Gizzi seconded the motion, motion carried unanimously.

**AASA REQUEST:**

Chairman John Shanbarger stated the Township received two requests add to the Chanceford Township Agricultural Security Area.

The requests are:

- a. Glen A. Daugherty, 4087 Leiphart Rd, Brogue, PA – 49.91 acres Tax Parcel 21-GN-27
- b. Judy K. and Robert B. Burchett, Stacey L. and Thomas L. Burchett, 175 Frosty Hill, Rd, Airville, PA 17302 – 107.09 acres Tax Parcel 21-FM-46, 66.11 acres, Tax Parcel 21-FM-84, 43.42 acres, Tax Parcel 21-FM-46.B.

Ralph made at motion to recommend approval to allow the above properties into the Chanceford Township Agricultural Security Area, Trent Young seconded the motion, motion carried unanimously.

**PUBLIC COMMENT:**

Mark Bupp requested Jeffrey Koons to look at Mark Wagner's driveway located on Markle Road because it is creating a runoff issue for the neighbors.

**ZONING OFFICER REPORT:**

No report.

**OTHER BUSINESS:**

No new business.

**ADJOURNMENT:**

There being no further business, Marla Kay Allen made a motion to adjourn the meeting, seconded by Ralph Daugherty; motion carried unanimously. The meeting was adjourned at 7:40 p.m.

Submitted by:

Tonya L. Jackson  
Secretary/Treasurer