

**Planning Commission Minutes
Chanceford Township**

MEETING DAY & TIME: July 18, 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, Marla Kay Allen., Thomas Gizzi and Trent Young.

Absent: Mark Bupp

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

A quorum was present.

APPROVAL OF MINUTES:

Ralph Daugherty made a motion to approve the minutes of May 16 2017, seconded by Thomas Gizzi; motion carried unanimously.

SUBMITTALS & SKETCH PLANS:

A. Larry and Leon Strayer – Subdivision Plan

Larry Strayer stated he was interested selling his farm and submitting a proposal to subdivide the area where the barn is located to add the house with it. He discussed a few other options in order to complete his goal to have a barn to store his mowing equipment, trailer and a camper. John Shanbarger stated the farm would have a farmstead exemption and he would be creating an oversized lot. Larry Strayer stated the Agricultural Preservation is not an agreement with this idea but they said they would consider the request.

Bruce Miller stated pointed out the Commission we would seek advice from our attorney to see if a preserved lot and non preserved land would be permitted.

Bruce Miller suggested Larry Strayer could sell the property with a long term lease on the farm and keep the property in the Agricultural Preservation.

Larry Strayer stated he intends to decide on one of the options and it is possible he will submit a subdivision plan.

B. Ryan Eaton and Charlene Robinson

Grant Anderson stated this property was surveyed and it was discovered their septic tank was not on their property. He stated the neighbor Wesley Booth is willing to donate the strip of land to them to correct the plan to include the septic on their property. Grant Anderson stated he would submit a subdivision plan to correct this boundary line.

Charlene Robinson stated the Booth's will need to confirm with their mortgage company that they can give the strip of land to their neighbor.

John Shanbarger stated the Planning Commission this subdivision plan meets the requirements and helps correct this nonconforming lot.

PUBLIC COMMENT:

No comment.

ZONING OFFICER REPORT:

Jeff Koons stated Howard Condon, Sr. will be submitting a Special Exception request for an automobile repair shop at his residence.

OTHER BUSINESS:

No new business.

ADJOURNMENT:

There being no further business, Ralph Daugherty made a motion to adjourn the meeting, seconded by Bruce Miller; motion carried unanimously. The meeting was adjourned at 7:58 p.m.

Submitted by:

Tonya L. Jackson
Secretary/Treasurer