

## **Planning Commission Minutes Chanceford Township**

**MEETING DAY & TIME:** August 15, 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, Mark Bupp, Marla Kay Allen and Trent Young.

Absent: Thomas Gizzi and Ralph Daugherty

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

A quorum was present.

### **APPROVAL OF MINUTES:**

Bruce Miller made a motion to approve the minutes of July 18, 2017, seconded by Mark Bupp; motion carried unanimously with the corrections discussed.

### **SUBMITTALS & SKETCH PLANS:**

#### **A, Maple Spring Farms Schematic Subdivision Plan:**

Robert Burchett presented a sketch plan of his property located along Warner and Workinger Roads. He proposes subdividing 5 lots off of Warner Road, 3 lots off Workinger Road and subdividing a lot for an add on to the neighboring property. Grant Anderson stated he would add a parcel history table to the plan, depicted the overflow for the sewage for the lots. The Commission agreed with the concept. Grant Anderson suggested CJ Conopitski to attend a meeting to explain the easement regulations for the nitrates. The Commission agreed they would like to discuss the regulations with him and Grant will invite him to a meeting.

#### **B. Waters Edge UMC – Schematic Subdivision Plan for WEUMC:**

Grant Anderson stated the church would like to subdivide the picnic grove and adding it to the lot on the neighboring property. Grant Anderson stated the applicant wants to recreate lot 4 and tacking on to the cemetery property and also combine lot 2 to lot 1. Grant stated there will be an extra dwelling right left with this subdivision. There was a discussion if this property is in the prime stead farm exception which will create

an over sized lot. It was determined that since this lot was for a church it would be exempt for the prime farm exception.

**PUBLIC COMMENT:**

No comment.

**ZONING OFFICER REPORT:**

Jeff Koons stated Howard Condon, Sr., submitted a request for a Special Exception request for an automobile repair shop at his residence located at 1569 Delta Road, Felton, PA 17322. Jeff Koons stated they meet the criteria for this Special Exception request.

The Commission discussed number of parking spaces, the hours of operation and the location of the disposal of waste such as oil and antifreeze. John Shanbarger stated that this request meets the requirements consistent with other vehicle repair request that have been approved within the Township.

Bruce Miller made a motion to recommend approval to the Zoning Hearing Board as long as they address the criteria of a Special Exception, seconded by Trent Young; motion carried unanimously.

**OTHER BUSINESS:**

Tonya Jackson stated since there is a request by Jeff Koons for a Zoning Ordinance change the reference in that the Zoning Officer issues building permits, we should think about any other changes to the ordinance. Jeff Koons stated he has a digital copy of the Zoning Ordinance and he will start making a list of changes.

Jeff Koons stated since the school next door is up for auction there was a question asking if a furniture repair would be permitted. It was agreed they could fall under the Section 434 Retail, Restaurant, Entertainment Service and General Business Facilities and they would have to apply for a Special Exception if they were going to have 3 or more employees. Since we do not have an exact plan it is hard to answer this question.

**ADJOURNMENT:**

There being no further business, Marla Kay Allen made a motion to adjourn the meeting, seconded by John Shanbarger; motion carried unanimously. The meeting was adjourned at 7:58 p.m.

Submitted by:

Tonya L. Jackson  
Secretary/Treasurer