

## **Planning Commission Minutes Chanceford Township**

**MEETING DAY & TIME:** September 19, 2017

Vice -Chairman Bruce Miller 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. Miller led those in attendance in the pledge to the flag

Members present: Vice-Chairman, Bruce Miller, Mark Bupp, Marla Kay Allen, Trent Young, Thomas Gizzi and Ralph Daugherty

Absent: John Shanbarger

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 August 14, 2017, seconded by Thomas Gizzi; motion carried unanimously.

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

No plans.

### **PUBLIC COMMENT:**

No comment.

### **ZONING OFFICER REPORT:**

#### **A. Lori Heffner – Winery/distillery proposal**

Jeffrey Koons stated that Lori Heffner wants to create a distillery/winery in the old chicken house on her property as a home occupation. He explained she would meet Section 409 of the Zoning Ordinance and the use would be Agricultural Product Sales and Processing because she would be using the corn on the property for the production. Lori Heffner explained that she wanted to start out the business as a distillery by using the corn on the property for the spirits and in the future she would be making wine since she needs to wait for the grapes to grow for the production of the wine which could take up to five years.

It was determined this use would be a permitted use as long as she meets Section 409. She would have to apply for a special exception if the business after production exceeds the 50% of the annual gross sales and 30% percent of the volume of products processed from crops grown on the property.

Bruce Miller suggested Jeff Koons write Lori Heffner a letter permitting her to have this use on her property.

## **B. Paul Fisher – Brownton Rd**

Bruce Miller stated Paul Fisher bought the farm on Brownton Rd and he has a request to build an additional house on the property.

Jeffrey Koons reviewed a hand drawn plan from Paul Fisher because he could not be present at the meeting. The plan indicated that Paul Fisher wanted to build an additional house on the property and he has four dwelling rights and the road frontage for the new home. Jeffrey Koons advised him to submit a subdivision plan to add the additional home on the property. Jeffrey Koons stated Paul Fisher stated he was told at the sale of the property he could build the additional house. Jeffrey Koons stated in addition Mr. Fisher wants to move a greenhouse and add a horse barn. Grant Anderson stated he would request Team Ag to develop a NPDES permit if he was going to propose all these changes.

### **OTHER BUSINESS:**

Jeffrey Koons noted an error in the Zoning Ordinance regarding the definition of a home occupation because it does not correspond to Section 424 a.1 in the ordinance. The definition reads:

### **HOME OCCUPATIONS OR PROFESSION**

2. Is carried on by a member of the family residing in the dwelling unit;

Jeffrey Koons explained that Section 424 Home Occupation reads:

1. The home occupation shall be carried on by the owner of the property plus up to two other employees by right and up to a total of five persons, owners and employees, by Special Exception

The Commission agreed the definition of Home Occupations or Profession should be changed to:

2. Is carried on by the owner ~~member of the family~~ residing in the dwelling unit;

Jeffrey Koons will add this proposed zoning change to his list for discussion at a later date.

### **ADJOURNMENT:**

There being no further business, Ralph Daugherty made a motion to adjourn the meeting, seconded by Marla Kay Allen; motion carried unanimously. The meeting was adjourned at 8:15 p.m.

Submitted by:

Tonya L. Jackson  
Secretary/Treasurer