

## **Planning Commission Minutes Chanceford Township**

**MEETING DAY & TIME:** October 17, 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. Miller led those in attendance in the pledge to the flag

Members present: Chairman, John Shanbarger, Vice-Chairman, Bruce Miller, Mark Bupp, Marla Kay Allen, Trent Young, 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:**

John Shanbarger suggested adding a sentence after the home occupation discussion that the zoning correction would be added to Jeffrey Koons list of zoning changes.

Ralph Daugherty made a motion to approve the minutes of September 19, 2017, with the addition, seconded by Bruce Miller; motion carried unanimously.

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

#### **A. Minor Subdivision Plan for Holtwood, LLC**

Grant Anderson stated the minor subdivision plan depicts and existing 68.5 acre property owned by BIF III Holtwood, LLC and adjoining lands owned by York County. The plan proposes to subdivide the 68.5 property along the Federal Energy Regulatory Commission (FERC) Boundary line creating an 18.3 standalone lot(Lot#2), containing an existing dwelling, and a 50.2 acre lot (Lot#1) to be joined with neighboring lands to the west owned by York County. It is noted that all Dwelling Units will be forfeited as part of this plan. Grant Anderson stated this request was previously reviewed June 21, 2016 and the Planning Commission recommended approval and he submitted the outstanding comment letter from June 15, 2016 and the minutes from the June 21, 2016 Planning Commission meeting.

Joseph V. Civtella, Senior Project Designer, McTish, Kunkel & Associates, are creating this lot and would be transferred over to York County. He explained the ownership needed corrected on the plan and that is the reason it was held up and not recorded for a year.

Grant Anderson stated the only outstanding comment is to receive the signatures from the surveyor and the owner.

Bruce Miller made a motion to recommend approval of the ownership change to the Minor Subdivision Plan for Holtwood, LLC with the appropriate signatures from the surveyor and the owner, seconded by Thomas Gizzi; motion carried unanimously.

**PUBLIC COMMENT:**

No comment.

**ZONING OFFICER REPORT:**

No report.

**OTHER BUSINESS:**

The Planning Commission discussed proposed zoning changes to the Zoning Ordinance.

**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