

## **Planning Commission Minutes Chanceford Township**

**MEETING DAY & TIME:** November 21, 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, Thomas Gizzi and Ralph Daugherty

Others present: Zoning Officer, Jeffrey Koons, and Secretary/Treasurer, Tonya Jackson.

Absent: Trent Young, and Township Engineer, Grant Anderson

A quorum was present.

### **APPROVAL OF MINUTES:**

Ralph Daugherty made a motion to approve the minutes of October 17, 2017, with the addition, seconded by Bruce Miller; motion carried unanimously.

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

#### **A. Paul Fisher – Minor Subdivision -4980 Brownton Rd**

Paul Fisher presented a hand drawn plan and stated he would like to tear down most of the buildings on the property including the house. He is proposing building a house on the upper corner of the property and reside in the existing house while the new home is under construction then the old house will be torn down after the new house was constructed. Paul Fisher stated he is planning to build the house in August 2018 and he is requesting an overlap of having two houses on the property. John Shanbarger asked where he intended placing the accessory buildings to verify they comply with the zoning ordinance. Mr. Fisher showed where his accessory buildings would be placed on the property and he stated he is not within 500 feet of a neighbor. Jeffrey Koons stated the permits he needed to submit to the township and he suggested Mr. Fisher contact Robert Fetter from the York County Conservation District to determine if he needed a conservation plan for the stormwater regulations.

### **PUBLIC COMMENT:**

No comment.

## **ZONING OFFICER REPORT:**

Jeffrey Koons stated he was asked from a resident that he wanted to convert a barn into a wedding venue. There was a discussion among the commission regarding how this use would fit into the zoning ordinance. It was determined the resident would have to submit a specific plan in order to define how it would fit into the permitted uses.

## **OTHER BUSINESS:**

Mark Bupp suggested the Planning Commission request to the Board of Supervisors to purchase a laptop, projector and screen to view subdivision and land development plans for meetings. Tonya Jackson stated this request would be made to the Board.

### **Agricultural Security Area Request – Scott A. and Cindy A. Merrick- Location: 12790 Laurel Rd, Tax Map 21-FM-0019E, Total 12.94 acres:**

The ASA committee met before this meeting and recommended approval of the above request for Scott A. and Cindy A. Merrick to allow this property in the Agricultural Security Area.

Mark Bupp made a motion to recommend approval to the addition to Ag Security to the Board of Supervisors for the applicants Scott A. and Cindy A. Merrick, seconded by Bruce Miller; motion carried unanimously.

## **ADJOURNMENT:**

There being no further business, Ralph Daugherty made a motion to adjourn the meeting, seconded by Mark Bupp; motion carried unanimously. The meeting was adjourned at 8:45 p.m.

Submitted by:

Tonya L. Jackson  
Secretary/Treasurer