

Planning Commission Minutes Chanceford Township

MEETING DAY & TIME: December 19, 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, Mark Bupp, Thomas Gizzi and Marla Kay Allen.

Member absent: Trent Young.

Others present: Zoning Officer, Jeffrey Koons, Township Engineer, Grant Anderson, Secretary/Treasurer, Tonya Jackson, Lloyd F. Groff, Jr., Judy A. Groff, Heather L. Groff, Justin R. Groff and Eugene Creakman.

A quorum was present.

APPROVAL OF MINUTES:

Ralph Daugherty made a motion to approve the minutes of November 21, 2017, seconded by Bruce Miller; motion carried unanimously.

SUBMITTALS & SKETCH PLANS:

A. Eugene Creakman 12385 Hively Rd – Add 3 quarters of an acre to his property from his neighbor Thomas Deneen

Eugene Creakman presented tax parcel information showing an outline of his parcel and explained what area would be added to his property to create more of a square to his property. John Shanbarger stated this request was shifting property lines on two oversize lots and there are no dwelling rights to be included with this request. The Planning Commission agreed that this proposed change met the recommendations of the zoning ordinance. John Shanbarger advised Mr. Creakman to submit a subdivision plan and the property would need to be surveyed to add the additional acreage to his parcel.

B. Water's Edge United Methodist Church Land Development Plan

Grant Anderson of Site Design Concepts presented the land development plan stating this request was a Final Subdivision Plan for Water's Edge United Methodist Church to abandoned construction site, parking lot and picnic area/playground of Parcel 52A, Parcel 28 existing single family detached dwelling with agricultural use and parcel

41.B existing cemetery with no public road frontage. Grant Anderson stated there would be no change of use for Parcel 52A and transferring lots 2 and 3 to Parcels 28 and 41.B to enhance their existing uses and there would be no change of use to this proposal. Grant Anderson read the review comments from James R. Holley & Associates, Inc., and the only conditions not completed are:

- A. "Request for Planning Waiver & Non-Building Declaration" would be appropriate for the residual church property since no new facilities are proposed with this plan.
- B. Any missing or new property corners need to be set.

Grant Anderson stated the only comment from the county not completed is:

- A. Certification that the Planning Module for the Land Development and/or any required waivers have been approved by the PA Department of Environmental Protection.

John Shanbarger requested the dwelling rights should be verified for Lot 52A. Grant Anderson stated he would update the parcel history on the plan.

Ralph Daugherty made a motion to recommend approval to the Board of Supervisors of the Water's Edge United Methodist Church Land Development Plan with the following completed conditions:

- A. "Request for Planning Waiver & Non-Building Declaration" would be appropriate for the residual church property since no new facilities are proposed with this plan.
 - B. Certification that the Planning Module for the Land Development and/or any required waivers have been approved by the PA Department of Environmental Protection.
 - C. Verify the dwelling rights.
 - D. Any missing or new property corners need to be set.
- Mark Bupp seconded the motion, the vote carried unanimously.

C. Scott Taylor 3430 Brownton Rd Subdivision Sketch Plan #2

Grant Anderson of Site Design stated the purpose of this schematic site plan was to depict the subdivision of a 5.675 acre lot (Lot 17-A) from existing parcel 45-S. He stated the applicant is requesting to add on Lot 17-A will be joined to the existing parcel 45-V (formerly Lot 15) in which part is located in Windsor Township. Grant Anderson stated the applicant received approval for this change at a Windsor Township Board of Supervisor meeting. He stated the zoning is residential in Chanceford Township and zoned agricultural in Windsor Township. He stated the applicant would abide by the Chanceford Township stormwater regulations. The Planning Commission stated the proposed plan meets the Chanceford Township Subdivision ordinance regulations and he could submit a subdivision plan request. Scott Taylor asked if a pole barn could be built on the property. Jeffrey Koons stated he could build a pole barn for agricultural use.

D. John Shanbarger, Sr. Sketch

John Shanbarger stated the property located at 13925 Laurel Road is 28.38 acres and he is proposing creating a 10.2 acre lot so the parcel would remain as prime farmstead in the clean and green use. He stated there are two dwelling lots and one would remain with the existing house. He was requesting the Planning Commission to agree that the concept plan met the requirements of the ordinance and they agreed.

E. J&L Groff Farms, LLC - Lloyd Groff –Add an additional chicken house to the property at 2906 Dettinger Rd

Lloyd Groff stated he is currently operating a Zoning Hearing Board (ZHB) case decision 2014-01 permitting his current chicken operation of an intensive animal operation which consists of three (3) six hundred foot (600') by sixty-three foot (63') broiler houses, each containing 37,800 chickens and he is requesting a building permit to add another chicken house. He stated the building would be located below an existing chicken house and the stormwater which is installed on the property is adequate for a fourth building because it was constructed for the additional building. Jeffrey Koons asked the Planning Commission if Mr. Groff would have to apply for a new ZHB request. After a discussion with the Planning Commission it was determined Mr. Groff would have to apply for a Zoning Hearing Board request to permit the additional chicken house since the existing chicken house ZHB case decision does not include the fourth chicken house.

ZONING OFFICER REPORT:

No report.

PUBLIC COMMENT:

No comment.

OTHER BUSINESS:

Tonya Jackson stated the Board would consider purchasing a screen and a projector to help with viewing proposed plans. Bruce Miller stated he put an estimate together but prices vary and the township should mainly be concerned with the screen quality. He stated the lumen count makes a difference in the quality of the projector and we could purchase a lower lumen projector and it would work well too.

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 9:00 p.m.

Submitted by:

Tonya L. Jackson
Secretary/Treasurer