

**Planning Commission Minutes
Chanceford Township**

MEETING DAY & TIME: February 20, 2018

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, Marla Kay Allen and 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 December 19, 2017, seconded by Bruce Miller; motion carried unanimously.

REORGANIZATION:

A motion was made by Ralph Daugherty to retain John Shanbarger as Chairman and Bruce Miller as Vice-Chairman. Seconded by Thomas Gizzi, 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

Grant Anderson reviewed the plan comments of James R. Holley & Associates, Inc., the York County Planning and Site Design Concept. The plan is recommended approval to the Board of Supervisors with the following conditions:

- a. The location of permanent reference monuments (s.601.g).
- b. The statements of ownership must be signed, dated, and notarized (s.601.h).
- c. Certification that the Planning Module for Land Development and/or any required waiver has been approved by the PA DEP (s.602.c).
- d. The dwelling right is noted on the plan that it will stay with the house located on Parcel 84-C.

Ralph Daugherty made a motion to recommend approval to the Board of Supervisors for the Subdivision and Land Development plan for Eugene Creakman

located at 12385 Hively Rd with the above conditions, seconded by Bruce Miller; motion carried unanimously.

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

Grant Anderson of Site Design Concepts, representing the applicant, stated the purposed plan for Scott Taylor is to create a 1.97 acre lot (Lot 17) form existing parcel 45-S and the lot 17-A will be joined to the existing parcel 45-V (formerly Lot 18) parcel to include a house and constructed pole barn. He stated the Department of Environmental Protection (DEP) Planning Module needs to be located in the original files of the plan. He reviewed the comments from James R. Holley & Associates, Inc, and York County Planning Commission.

There was a discussion which was considered the front yard setback and if the setback should be shown on the plan. It was determined this was a unique lot and the front yard setback could be from any location.

Bruce Miller made a motion to approve the contour waiver (s.304.2.C.6) for the Final Subdivision Plan of Scott Taylor located at 3430 Brownton Rd, seconded by Marla Kay Allen; motion carried unanimously.

Ralph Daugherty made a motion to recommend conditional approval of the Final Subdivision Plan to the Board of Supervisors for Scott Taylor located at 3430 Brownton Rd with two conditions: submit a driveway maintenance agreement and an approved DEP Planning Module, seconded by Bruce Miller; motion carried unanimously.

C. Gideon Reihl, former David and Susan Gross Subdivision form 1979 (former Deb Cartwright property)

Jeffrey Koons stated that he met with Gideon Reihl to discuss building a house and barns on the property located off Delta Road. The property is located behind 2485 Delta Road. He stated he recommend Mr. Reihl apply for a sewage permit in order to construct a house. When the applicant contacted Keith Hunnings, Township SEO, he stated Mr. Reihl could not build on the property because there was not an approved Department of Environmental Protection Planning Module for a building lot. Mr. Koons stated the plan dated 1979 lists a condition that lot 2A could not be conveyed to anyone and no building permits could be issued for these lots which were part of the Susan Drive approval. John Shanbarger stated all the lots on the neighboring property on Susan Drive have been approved and Tim Bupp completed a deed research and three dwelling rights are confirmed on this property. John Shanbarger stated since this is a lot of record Mr. Reihl can build a house. Jeffrey Koons stated Mr. Reihl will have to hire an engineer for a hydrogeology study to be done to see if there is adequate water for the lot and verify if property perks. Also the driveway would be off of Delta Road.

D. John Shanbarger, Sr. Sketch

John Shanbarger asked if he had no intentions of building on the property located at 13925 Laurel Road would he be required to have a hydrogeology study done on the proposed 10.2 acre lot to cover possible home in the future. It was determined that it would not be necessary since the SEO in the future may not honor the hydrogeology study approval at a later date.

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

Christian Miller, Esquire of MPL Law Firm stated Lloyd F. Groff of J&L Groff Farms LLC has submitted a Special Exception to the Zoning Hearing Board (ZHB) to add one additional chicken house. The broiler size would be sixty three feet (63') wide by six hundred feet (600') long, have a total area of 37 ,800 sq. ft. and attached would be a fenced outdoor range area and meet the requirements to classify the farm as a Concentrated Animal Feeding Operation (CAFO), Act 38. He stated the applicant has filed a Nutrient Management Plan which has been approved by the Department of Environmental Protection (DEP) and will be in effect once there is ZHB approval. Christian Miller stated he asked the neighbors if they had any concerns about the addition and most said they only hear the fans but there are no concerns. In addition he stated there will be no increased traffic or workers.

John Shanbarger asked if there was adequate stormwater for the additional house. Lloyd Groff answered the stormwater plan was initially designed for the fourth chicken house and is currently installed.

Bruce Miller stated since the applicant is turning his chicken operation into a CAFO this obligates him to have an approved Nutrient Management Plan (NMP) and submitted the plan to DEP prior to this he could have written his own plan.

Ralph Daugherty made a motion to recommend approval to the Zoning Hearing Board for the applicant to add a fourth chicken house to his current operation, seconded by Tom Gizzi; motion carried unanimously.

ZONING OFFICER REPORT:

No report.

PUBLIC COMMENT:

Mark Bupp asked Jeffery Koons if he can check if the trailers/cars parked on the property on Gum Tree Road are legal to be located on the property. Jeffery Koons stated he is familiar with the location and he will check to see if there is a violation.

OTHER BUSINESS:

The Planning Commission discussed proposed changes to the Zoning Ordinance. Jeffery Koons will prepare a document with current and proposed changes.

Then topic discussed was the change to:

Section 304 C. New Accessory Building, 2. b. 1.

1. The accessory building will located at least five hundred (500) feet from any dwelling other than one owned by the owner of the accessory building.

The Planning Commission decided the members should think about changing the distance from 500 feet to 200 feet so this can be resolved at the next meeting because the members could not come to a consensus on a change.

ADJOURNMENT:

There being no further business, Ralph Daugherty made a motion to adjourn the meeting, seconded by Bruce Miller; motion carried unanimously. The meeting was adjourned at 9:45 p.m.

Submitted by:

Tonya L. Jackson
Secretary/Treasurer