

## **Planning Commission Minutes Chanceford Township**

**MEETING DAY & TIME:** July 16, 2019

Chairman John Shanbarger opened the meeting of the Chanceford Township Planning Commission at 7:00 p.m. in the Chanceford Township Building, 33 Muddy Creek Forks Rd., Brogue, PA. Mr. Shanbarger led those in attendance to the pledge of the flag.

Members present: Chairman John Shanbarger, Vice-Chairman Bruce Miller, Marla Allen, Ralph Daugherty, and Ross Strack, Mark Bupp, Thomas Gizzi

Others present: Zoning Officer, Jeffrey Koons, Township Engineer Grant Anderson, Secretary-Treasurer Leah Geesey

A quorum was present.

### **APPROVAL OF MINUTES:**

Ralph Daugherty made a motion to approve the minutes from June 18, 2019. Seconded by Bruce Miller, motion carried unanimously.

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

Bender Farm: Maple Spring Farms Partnership presented a Sketch Plan showing several add-on lots on the Bender Farm along Muddy Creek Forks Road and Guinston Road. The Property is located in the Agricultural Zone. The Add-on Lots included transferring land between Lane and Sandra Corbett, Maple Spring Farms Partnership, and Bruce and Lynda McInturff. The plan also showed a new 2-acre building lot at the corner of Guinston and Muddy Creek Forks Road. The Planning Commission discussed the Project, reviewed the Ordinances and made the following recommendations:

- The subdivider must prove that all add-on lots are not suitable for construction of a dwelling or driveway to access the lot.
- The subdivider must show that the remaining development rights can be placed on lands of low quality soils.
- The subdivider must show the Receiving Parcel, after transfer, will be larger than the Sending Parcel, before the subdivision.

After discussion, the Planning Commission requested future Sketches include Water Sample Results, Required Lot Size(s), Parcel where test(s) were taken, and date when water sample was taken.

Arthur and Nancy Beward were present and voiced their concerns about the groundwater situation in the area. There is no issue at this time; however, the drought of 2001 left them without water for a time.

Kline Farm: Maple Spring Farms Partnership presented a Sketch Plan showing 5 new building lots (4 residential, 1 for a new House of Worship) on the Kline Farm along the Delta Road in Collinsville. All 3 of the residential lots will be provided access and frontage along a new 16 ft. wide private driveway / right-of-way. The 4<sup>th</sup> residential lot will be provided access to the Delta Road by the existing 16 ft. wide private driveway. The proposed House of Worship will be provided access from a 24 ft wide low volume driveway off of the Delta Road. After a brief discussion, it was determined that there was more work to be completed on the plans prior to submitting for formal review.

**ZONING OFFICER'S REPORT:**

Jeff Koons was contacted by a member of St. James Church regarding the use of their picnic grove for weddings, family reunions etc. According to the ordinance it meets the accessory use by the church.

**PUBLIC COMMENT:**

**None**

**OTHER BUSINESS:**

A brief discussion of Agritainment followed and will be continued at the next meeting.

**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 8:40 p.m.

Respectfully submitted,

Leah R. Geesey  
Secretary-Treasurer