

**Planning Commission Minutes  
Chanceford Township**

**MEETING DAY & TIME:** October 15, 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, Thomas Gizzi, Ross Strack, and Mark Bupp

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 September 17, 2019. Seconded by Tom Gizzi, motion carried unanimously.

**SUBMITTALS & SKETCH PLANS:**

Josh Myers from Shaw Surveying was present to review the final subdivision plan for George and Jane Meyers. Bruce Miller made a motion to recommend approval of the George and Jane Meyers final subdivision plan by the Board of Supervisors with the condition that the outstanding comments are addressed prior to the Board of Supervisors meeting. The following comment from York County Planning Commission,

4e. (s.601.h) the plan must be signed by all of the owners of the land sought to be subdivided and contain a notarized statement of ownership form the property owners of the land proposed to be subdivided.

The following comment from Site Design Concepts, payment of all fees.

Seconded by Marla Allen, motion carried unanimously.

Grant Anderson from Site Design Concepts was present to review the final subdivision plan for Maple Spring Farms Partnership. Ralph Daugherty made a motion to recommend approval of the Maple Springs Farm Partnership final subdivision plan by the Board of Supervisors with the condition that the outstanding comments are addressed prior to the Board of Supervisors meeting. The following comments from York County Planning Commission:

3a. (s.501.a) Name, seal, and signature of the registered engineer or surveyor responsible for the plan.

3f. (s.502.e) Certification, submitted by the sub divider or land developer that the method of sewage disposal and the planning module have been approved by the Pennsylvania Department of Environmental Protection.

3g. (s.601.h) The statement of ownership must be signed, dated, and notarized.

General comment 6. A new legal description for lots affected by this subdivision should be prepared for the newly subdivided lots and recorded with the plan so that the County Map is updated.

The following comments from James R. Holley & Associates, Inc.:

2. A sewage planning module approved by DEP is required for this plan.

3. Property owner(s) referenced on this plan shall sign and notarize the plan.

4. Sheet FSD-3 shows a driveway accessing SR 0074. A PennDOT Highway Occupancy Permit (HOP) is required for this driveway.

12. Any missing or new property corners are required to be set.

Seconded by Ross Strack, motion carried. Bruce Miller abstained.

**ZONING OFFICER'S REPORT:**

None

**PUBLIC COMMENT:**

Laura Seitz was present to ask about the process of a possible subdivision.

**OTHER BUSINESS:**

The Planning Commission recommended approving the Agricultural Security Area – Maple Spring Farms parcels 41E, 52 & 46B.

There was more discussion on the Agritainment Ordinance and Jeff Koons will update the ordinances changes, they will be reviewed at the next meeting.

**ADJOURNMENT:**

There being no further business, Ralph Daugherty made a motion to adjourn the meeting. Seconded by Tom Gizzi, motion carried unanimously. The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Leah R. Geesey  
Secretary-Treasurer