

Planning Commission Minutes Chanceford Township

MEETING DAY & TIME: December 17, 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

The November 19, 2019 meeting was cancelled.

A quorum was present.

APPROVAL OF MINUTES:

Ralph Daugherty made a motion to approve the minutes from October 15, 2019. Seconded by Tom Gizzi, motion carried unanimously.

SUBMITTALS & SKETCH PLANS:

Grant Anderson from Site Design Concepts was present to review the final subdivision plan for Maple Spring Farms Partnership (Bender Farm). Mark Bupp made a motion to recommend the Board of Supervisors approve the waiver of Section 501 and 601 related to plan scale. Seconded by, Bruce Miller motion carried unanimously.

Marla Allen made a motion to recommend approval of the Maple Springs Farms Partnership (Bender Farm) final subdivision with the condition that the outstanding comments are addressed prior to the Board of Supervisors meeting.

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

3. Property owners referenced on this plan shall sign and notarize the plan.

14. The small triangular tract shown on the plans at Add-On Lot A should be clarified with a note or some type of description. It is unclear on the plans why this triangle is shown with a property line indicated to the "steel pin with JMT cap (found, buried)". Sheet FSD-4 and FSD-5 shows a lightning strike joining this small triangular shape tract to Add-On Lot A, is this a separate parcel and who owns it?

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

The following comments from York County Planning Commission

d. (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 Pennsylvania Department of Environmental Protection.

e. (s.601) The final plan shall be drawn at a scale of 50 feet or 100 feet to the inch. If 2 or more drawings are required, each shall be accompanied by a key map showing the location of the various sections. A waiver has been requested.

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

Seconded by Ralph Daugherty, motion carried, Bruce Miller abstained.

ZONING OFFICER'S REPORT:

None

PUBLIC COMMENT:

None

OTHER BUSINESS:

The Planning commission reviewed the final draft of the Agritainment Ordinance. Jeff Koons will update and present to the Board of Supervisors.

The Planning Commission discussed Ordinance Section 206.6 and Section 207.6 regarding Limitations with Respect to Dwellings, the board agreed to recommends letting Ordinance 206.6 and 207.6 stand the way they are written.

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