

**Planning Commission Minutes
Chanceford Township**

MEETING DAY & TIME: June 16, 2020

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 Mark Bupp

Not present: Thomas Gizzi, Ross Strack

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

A quorum was present.

APPROVAL OF MINUTES:

Ralph Daugherty made a motion to approve the minutes from February 18, 2020. Seconded by Bruce Miller, motion carried unanimously. No meetings were held in March, April and May due Covid-19.

PUBLIC COMMENT:

A. Michael Kuhn was present to discuss a possible subdivision- He would like to transfer 2.44 acres from one parcel to another parcel to make that parcel ten acres. The Planning commission was in agreement that the land is not in prime quality soil and it would meet the Township Ordinance. Bruce Miller suggested that Michael Kuhn contact Clean and Green regarding the back taxes. Grant Anderson also suggested he contact the York County Assessment Office regarding the back taxes and complete the Preliminary Notification of Conveyance of Properties.

ZONING OFFICER'S REPORT:

A. Stanley Hoke was present to discuss his upcoming Zoning Hearing on June 25th for a proposed Contractor's Shop by special exception.

It was discussed in detail use is permitted subject to the following:

1. Parking shall be provided for the maximum number of vehicles present at the site.
2. Outdoor storage of vehicles, equipment or materials is prohibited.
3. Hours of operation of the facility shall be in accordance with the impact upon the adjacent properties.

4. If in the Agricultural Zone the provisions of Section 207.9 shall apply to the site location and to reduce the number of dwelling units permitted the tract where the use is located.

Bruce Miller made a motion to recommend the Contractor's shop by Special Exception be approved as a Contractor's Shop is a permitted use under Section 418 and Section 207.9 of the Zoning Ordinance. Seconded by, Ralph Daugherty, motion carried unanimously.

B. Zoning Ordinance Amendments – YCPC - this was tabled until the next meeting in July to give the Planning Commission time to review the comments.

PUBLIC COMMENT:

A. Susan Thomas was present to express her concerns regarding the property and the use and the upcoming Zoning Hearing for Stan Hoke. Susan asked if the property is zoned commercial, Jeff Koons stated that the property is zoned agricultural.

SUBMITTALS & SKETCH PLANS:

- A. New Hope Presbyterian Church Final Subdivision Plan

Bruce Miller made a motion to recommend approval of the waiver of the plan scale to be drawn at a scale of 60 feet to the inch. Seconded by Ralph Daugherty, motion carried unanimously.

Mark Bupp made a motion to recommend approval of the New Hope Presbyterian Church Final Subdivision Plan with the condition that the following outstanding comments from James R. Holley & Associates, Inc. are addressed.

#1. The comments from the York County Planning Commission should be reviewed by the Chanceford Township Board of Supervisors.

#2. A Sewage Planning Module approved by DEP is required for this plan. The Planning commission reviewed Component 4A, Municipal Planning Agency Review, section C.

#3. All property owners referenced on this plan shall sign and notarize the plan.

#4. This plan proposes to extend the existing 25' wide access easement. Does the Township require this access drive to be shown on this plan so that it is required to be constructed to provide access to lots 6, 7 and 8? The Planning Commission recommends improvement are to be done at the time of application for zoning and building permits before they are issued or a surety bond should be posted.

#5. A State Highway Permit is required for the Proposed Access Drive. If a permit has been issued it should be confirmed with PENNDOT that it is still valid because of the change of use to a church and proposed additional lots being created.

#9. The Boards shall agree with the Parcel History provided and calculation of dwelling rights.

#11. The Township shall decide on which plan the SWM design should be noted, Land Development, Subdivision or Both. The Planning Commission felt the expanded language in note #20 addressed the question but decided to leave the comment open for discussion with the Supervisors.

#15. The proposed 3.295-acre and 0.251-acre groundwater recharge area shown on the sheet FSD-3 is not labeled as an easement area and does not contain meets and bounds.

#16. The Planning Commission recommended the dedicated additional right-of-way equal to the width dedicated by recent plans – Brown Cow, Rutters and Dollar General (minimum 40ft) unless the Supervisors would like additional.

#18. Have wells been drilled on the proposed lots to confirm that there is an adequate water supply? Is there adequate isolation distance between the wells and septic systems? The Planning Commission noted this is not a requirement of the zoning ordinance, and agrees there is adequate isolation distance between the wells and septic systems.

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

#22. Does the Township require a written agreement to be recorded with this plan for the Proposed Groundwater Recharge Easement?

These comments refer to the Chanceford Township Subdivision and Land Development Ordinance:

#5. The following information is required by the Ordinance to be shown on or provided with the plan;

- a. (s.501.a.) Seal of the surveyor responsible for the plan.
- b. (s.502.e.) Certification that the method of sewage disposal and the planning module has been approved by the Pennsylvania Department of Environmental Protection.
- c. (s.601.) The Final Plan shall be drawn at a scale of either 50 feet or 100 feet to the inch.
- e. (s.601.h.) The Statements of Ownership must be signed, dated, and notarized.

Seconded by Marla Allen, motion carried, Bruce Miller abstained.

B. New Hope Presbyterian Church Final Land Development Plan

Mark Bupp made a motion to recommend approval of the waiver of set back on the storm water retention. Seconded by, Ralph Daugherty, motion carried unanimously.

C. Rexroth Subdivision

There was a brief discussion on the plan concept.

OTHER BUSINESS:

There was a brief discussion on the comments from York County Planning Commission regarding the Zoning Ordinance Amendments that were submitted, it was agreed to table this until the July meeting.

ADJOURNMENT:

There being no further business, Ralph Daugherty made a motion to adjourn the meeting. Seconded by John Shanbarger, motion carried unanimously. The meeting was adjourned at 10:00 p.m.

Respectfully submitted,

Leah R. Geesey
Secretary-Treasurer