

**Planning Commission Minutes
Chanceford Township**

MEETING DAY & TIME: July 21, 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, Mark Bupp, Thomas Gizzi, and Ross Strack
Others present: Zoning Officer, Jeffrey Koons, Township Engineer Grant Anderson and Secretary-Treasurer Leah Geesey.

A quorum was present.

APPROVAL OF MINUTES:

Bruce Miller made a motion to approve the minutes from June 16, 2020. Seconded by Ralph Daugherty, motion carried unanimously.

SUBMITTALS & SKETCH PLANS:

- A. New Hope Presbyterian Church & Maple Springs Farms Partnership Land Development Plan.

Bruce Miller made a motion to recommend approval by the Supervisors for the following waivers, for the New Hope Presbyterian Church & Maple Springs Farms Partnership Land Development Plan. Seconded by, Marla Allen, motion carried unanimously.

1. Waiver of the Plan scale
2. Orientation to the north
3. Curbs and Sidewalk waiver
4. Street tree waiver

Bruce Miller made a motion to recommend approval of the New Hope Presbyterian Church & Maple Springs Farms Partnership Land Development Plan with the condition that the following comments from James R. Holley & Associates, Inc. and York County Planning Commission are addressed. Seconded by, Ralph Daugherty, motion carried unanimously.

James R. Holley & Associates Inc. comments:

- #1. The final subdivision plan that created lot #5 to be joined to the Church property must be approved and recorded prior to approval and recording of the Land Development Plan.
 - #3. A sewage planning module approved by DEP is required for this plan.
 - #5. All property owners referenced on this plan shall sign and notarize the plan.
 - #6. The requested waivers shall be acted upon by the Boards.
 - #7. If the Township desires sidewalk to be installed in the future, the Township can require the following note be added to the plan: “the owners, heirs and assigns of the lot(s) shown hereon shall within six (6) months notification from Chanceford Township, install concrete sidewalk along Delta Road (SR 0074) in accordance with the Township and/or Penn DOT specifications”. This would allow the sidewalk waiver to be granted at this time but still provide for sidewalk to be installed by the property owner in the future. It was discussed that a note should be placed on the plan, that it should agree with adjoining properties, Grant Anderson will check with the Supervisors on how this should be handled.
 - #8. The Township shall decide if the desire street trees along the church property frontage (Delta Road) or grant the waiver.
 - #14. The on-lot sewage disposal system shall be design by a qualified professional.
 - #15. The on-lot water system (well) is a public water supply and requires a State permit.
 - #18. A State highway permit is required for the proposed access drive.
 - #22. Does the Township require a written agreement to be recorded with this plan for the proposed groundwater recharge easements?
 - #23. A NPDES permit is required for the earth disturbance activities.
 - #25. The carbonate geology certification is required.
 - #26. An operation and maintenance agreement (O&M) is required.
- Recommendation for approval is based on the condition that the Design Engineer and Township Engineer address and resolve the following technical storm water management comments.
- #24. The Time of concentration (Tc) path shall be limited to the point of analysis (POA). The Tc path for POA 002 extends beyond the drainage area boundary.
 - #27. The pre-development Tc for POA 001 and POA 002 used 50 feet of overland flow. Based on the Tc flow paths shown, it appears the length should be 100 feet. This will increase the Tc time and decrease the pre-development runoff.

#28. How was the 12-minute Tc calculated for the Hydrograph No. 8?

York County Planning Commission Comments:

#3a. (s.501.a.) Seal of the surveyor and engineer responsible for the plan.

B. Rexroth Limited Partnership Final Subdivision Plan.

Jim Rexroth was present and spoke regarding their intentions regarding the 20-acre lot which includes the house, pond and barn with a deed restriction noting no development. They plan on farming the remainder of the land.

Mark Bupp made a motion to recommend approval by the Supervisors for the following waivers, for the Rexroth Limited Partnership Final Subdivision Plan. Seconded by, Thomas Gizzi, motion carried unanimously.

1. Contour Interval
2. Plan scale
3. Cartway width

Ralph Daugherty made a motion to recommend approval of the Rexroth Limited Partnership Final Subdivision Plan with the condition that the following comments from James R. Holley & Associates, Inc. and York County Planning Commission are addressed. Seconded by, Bruce Miller, motion carried unanimously

James R. Holley comments:

#2. A sewage planning module approved by DEP is required for plan. This plan indicates that “no construction is proposed by this subdivision plan”. A “request for Planning Waiver & Non-Building Declaration” is appropriate. The Township should execute the form and forward to DEP for processing.

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

#7. The application and plan contain three (3) waiver requests. The Planning Commission should provide recommendations on these waivers and the Board of Supervisors should act upon the requested waivers.

#8. The general notes should indicate that the existing dwellings shown on proposed Lot 1 is pre-existing non-conforming and this plan does not increase the severity of the non-conformity.

#10. Is the “Proposed 60-foot-wide dedicated right-of-way” along Delta Road (SR 0074) desired by the Township?

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

York County Planning Commission comments:

#7 l.(s.601.g.) The location, description and elevation of at least two permanent bench marks shall be shown. Only one bench mark is identified on the plan.

#10. A new legal description for the lots created by this subdivision should be prepared for the newly subdivided lots and recorded with the plan so that the County Tax Map is updated.

C. Tarry Bratton was present to review sketches of the Brogue Shopping Center a 10,000 square foot addition. Mr. Bratton inquired does he need a variance for parking, and does he need storm water management? The Planning Commission was in agreement that this proposal and it would fit into the Chanceford Township Ordinance.

PUBLIC COMMENT:

Michael Kuhn was not present.

Robert Burchett was present to discuss his plans for a sub division for the recently purchased Warner farm, to remove the Farmstead and two (2) acres with a 25 foot right away. He would have to use his Prime Farmstead exception and would need a Non Building Declaration.

ZONING OFFICER'S REPORT:

Jeff Koons asked the board at what point can a property owner get an easement from an adjoining property owner to place a septic system on a lot? If both property owners agree, it would require a new planning module.

There was a discussion on the comments from York County Planning Commission regarding the Zoning Ordinance Amendments that were submitted, and the review of the Lancaster Agritourism Guidelines. The Planning Commission would like Jeff Koons to discuss with Supervisors.

Jeff Koons gave an update, the Stan Hoke Zoning hearing was continued until August.

OTHER BUSINESS:

ADJOURNMENT:

There being no further business, Ralph Daugherty made a motion to adjourn the meeting. Seconded by Thomas Gizzi, motion carried unanimously. The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Leah R. Geesey
Secretary-Treasurer

