

**Planning Commission Minutes
Chanceford Township**

MEETING DAY & TIME: August 18, 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 July 21, 2020. Seconded by, Tom Gizzi motion carried unanimously.

SUBMITTALS & SKETCH PLANS:

A. Michael Kuhn Final Subdivision

Patty Fisher from J.R. Holley and Associates was present to review the Michael Kuhn Final Subdivision. Grant Anderson from Site Design Concepts and York County Planning Commission have reviewed the plan.

Bruce Miller made a motion to recommend approval by the Supervisors for the following waivers, for the Michael Kuhn Land Development Plan. Seconded by, Ross Strack motion carried unanimously.

1. Complete topography, depicting contours at (5) foot vertical intervals, shall be shown on the plan (501.c, 501.n and 601.c).
2. All areas of slopes in excess of fifteen (15%) within the area proposed for subdivision shall be shown on the plan. (501.r).

Ralph Daugherty made a motion to recommend approval of the Michael Kuhn Subdivision with the condition that the following comments from Site Design Concepts and York County Planning are addressed. Seconded by, Ross Strack, motion carried unanimously.

Site Design Concepts comments:

#1. Note needs to be added stating oversized lot 1 & 3 is permitted by Ordinance Section 206.5, due to the lot being comprised of non-prime agricultural soils.

#6. All property corners shall be set. (Section 601.d) The Surveyor should submit a letter certifying all corners have been set prior to the Township releasing plan for recording.

#7. The property owner's notarized signature is required. (601.h).

#3. Payment of all fees.

York County Planning Commission comments:

#5. 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.

PUBLIC COMMENT:

none

ZONING OFFICER'S REPORT:

Jeff Koons gave an update on the Stan Hoke Zoning hearing was continued until August 27th.

OTHER BUSINESS:

A. ASA Addition – Douglas & Cindy Brown, Shelley & Thomas Wilson Parcel 21 000 FL 007 00 00 00 00.

Bruce Miller made a motion to recommend approval for the addition to the Agricultural Security Area for Douglas & Cindy Brown and Shelley & Thomas Wilson, 1780 Trinity Road UPI No. 21000FL007000000000. Seconded by, Ross Strack; motion carried unanimously.

ADJOURNMENT:

There being no further business, Ralph Daugherty made a motion to adjourn the meeting. Seconded by, Ross Strack, motion carried unanimously. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Leah R. Geesey
Secretary-Treasurer