

**Planning Commission Minutes
Chanceford Township**

MEETING DAY & TIME: March 16, 2021

Minutes typed from recording

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, Ross Strack, Mark Bupp and Thomas Gizzi

Others present: 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 February 16, 2021. Seconded by Bruce Miller, motion carried.

SUBMITTALS & SKETCH PLANS:

A. Stanley R. and Audrey J. Hoke Final Land Development Plan

Bruce Miller made a motion to recommend approval of the Stanley R. and Audrey J. Hoke Final Land Development Plan with the condition that the following comments from Site Design Concepts and York County Planning Commission are addressed. Seconded by, Ralph Daugherty, motion carried.

Zoning Ordinance Comments:

1. The Parcel History shall be shown on the plan to confirm the property has adequate rights for the proposed uses.
2. The Zoning Officer shall confirm the provisions listed in Section 418.a – d have been satisfied.
3. The Zoning Decision including date and conditions of approval must be added to the plan.

Subdivision and Land Development Ordinance Comments:

1. The plan shall be signed and sealed by the registered professional(s) responsible for the plan. (§501.a & 601.a)
2. The existing and dedicated road rights-of-way should be labeled. (§501.e)
3. Stormwater management control measures have been provided for the buildings; however, a significant area has been covered with gravel. Stormwater management control structures for the impervious driveway area must be provided. (§501.i & 602.e & 712.f & 806) Per discussion with the Supervisors, the gravel area existed prior to the SWM Ordinance therefore should not be included in the SWM calculations. Based upon the Ordinance required CG-2 calculation method for projects proposing between 1,000 and 5,000 S.F., SWM Volume requirements have been addressed with the existing infiltration structures. The plan must show a connection between the building's downspout pipes and the infiltration structure. Further, the following note shall be added to the plan; "IT IS THE RESPONSIBILITY OF THE LANDOWNER TO ENSURE RUNOFF ONTO ADJACENT PROPERTIES DOES NOT INCREASE OR DECREASE AS A RESULT OF THE CURRENT AND FUTURE PROJECTS."
4. The property is currently being used in connection with a business which is in addition to a single-family residential use. As such, the Township requires proof of correspondence from PennDOT stating that a Highway Occupancy Permit (HOP) is not required or proof that a valid HOP has been issued. (§501.l & 602.h) A note has been added to the plan that access to the proposed building will be provided from Smith Hollow Road only. The note should be expanded to state, "CHANCEFORD TOWNSHIP ISSUED A DRIVEWAY PERMIT FOR THE ACCESS ONTO SMITH HOLLOW ROAD ON OCTOBER 28, 2017, PERMIT #: 222."
5. The plan shall identify any areas where sludge has been applied to the property. (§501.t) The Property Owner and several planning commission members indicated that no sludge has been applied to the property. With that historical information, the following note may be added to the Plan "TO THE BEST OF THE LAND OWNER'S KNOWLEDGE, SLUDGE HAS NOT BEEN APPLIED TO THE SITE."
6. If earth disturbance for the Project exceeds 1 acre, an NPDES Permit is required. (§502.f&g & 717.) The following note must be added to the plan: "IF THE LIMIT OF EARTH DISTURBACE EXCEEDS ONE (1) ACRE, IT IS THE RESPONSIBILITY OF THE LAND OWNER TO STOP WORK AND APPLY FOR A NPDES PERMIT."
7. The property owners' notarized signatures must be provided on the plan prior to presentation to the Board of Supervisors for approval. (§601.h)
8. The Township shall review comments from the York County Planning Commission. (§601.l)
 - a. Seven lines must be provided for the Township's Planning Commission Members to sign.
 - b. The S.R. number for Gum Tree Road must be added to the Plan.

- c. The Existing and Dedicated Road Right-of-Way Dimensions for Gum Tree Road and Smith Hollow Road must be added to the Plan.
 - d. Two permanent monuments must be placed along the perimeter of the property with elevations listed.
 - e. The statement of ownership must be signed.
 - f. Add “FINAL” to the plan title.
 - g. Add the Special Exception note to the plan.
 - h. Add the following non-conformity note: “THE USE, EXPANSION, RESTORATION, OR RECONSTRUCTION OF THE EXISTING NON-CONFORMING STRUCTURES SHALL COMPLY WITH SECTION 312 OF THE CHANCEFORD TOWNSHIP ZONING ORDINANCE, AS AMENDED.”
9. Proof that a Soil Erosion and Sediment Control Plan was approved by the York County Conservation District must be provided to the Township. (§602.a) The following note must be added to the plan: “IT IS THE RESPONSIBILITY OF THE LAND OWNER TO INSTALL AND MAINTAIN ADEQUATE SOIL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT CONSTRUCTION.”
 10. The attached Operation and Maintenance Notes shall be added to the Land Development Plan. (§712.g) SEE ATTACHED NOTES
 11. The Township may consider requiring lighting along the access drive and at the intersection of S.R. 2020. At the very least, the sub divider shall provide an easement for any street lights or for their future installation. (§713.e & §809)
 12. For safety, convenience, and attractiveness of the subdivision, street trees may be required. The Township may consider if street trees will improve the aesthetics, health, safety, and well-being of the general public. Any such street trees shall be installed in accordance with Section 811.
 13. Any requests for modifications or waivers from ordinance requirements listed above shall be submitted in writing to the Township with justification for consideration by the Township Planning Commission and Board of Supervisors. (§1001)
 14. No final plan shall be approved until all fees and charges have been paid in full. (§1003)
 15. The Planning Commission and Property Owner identified an existing well within the wooded area on the west portion of the site. This well must be added to the plan.
 16. The building size must be updated to 30’ x 48’ in the plan view and #1, under NOTES.

Samuel Fisher was present to discuss School House on Furnace Road.

ZONING OFFICER'S REPORT:

None

PUBLIC COMMENT:

Sam Fisher and Amos Stoltzfus asked questions regarding dog kennels.

OTHER BUSINESS:

None

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 9:15 p.m.

Respectfully submitted,

Leah R. Geesey
Secretary-Treasurer