

**Planning Commission Minutes
Chanceford Township**

MEETING DAY & TIME: August 17, 2021

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, Tom Gizzi, Mark Bupp
Members absent: Ross Strack

Others present: Township Engineer Grant Anderson, Secretary-Treasurer Leah Geesey

A quorum was present.

APPROVAL OF MINUTES:

Marla Allen made a motion to approve the minutes from July 20, 2021. Seconded by Tom Gizzi, motion carried.

SUBMITTALS & SKETCH PLANS:

Jody Gates was present to review comments from Site Design Concepts and York County Planning regarding the Tom Cordwell Final Subdivision. Ralph Daugherty made a motion to recommend approval by the Supervisors for the following waiver, Section 601.d. Seconded by, Bruce Miller, motion carried.

Bruce Miller made a motion to recommend approval of the Tom Cordwell Final Subdivision Plan with the condition that the following comments from Site Design Concepts and York County Planning Commission are addressed. Seconded by, Marla Allen, motion carried unanimously.

Section 203 – The existing / proposed use for Lot 2 listed on the plan includes Salvage / Junk Yard. This Use is allowed by Special Exception in the General Commercial Zone. The Township should confirm the Junkyard existed prior to Zoning (July 3, 1979) or the Zoning Relief obtained to permit the use must be listed on the plan.

Section 415 & 501.p – PA DEP non-building declaration language has been included on the plan. Where a lot is being subdivided for purposes of Agricultural Use (Residual Lot 1) and not intended for buildings other than farm buildings (a farm dwelling is not a building) be placed or constructed on any of the lots

created by the subdivision, the Plan submitted shall contain in conspicuous manner the following language:

“This Subdivision is not intended for development purposes. No buildings, other than farm buildings may be constructed or placed on any of the lots / parcels shown on this Plan without first submitting a site plan with required design information / reports meeting the current Township subdivision requirements.”

Sections 501.c & 601.g – Two (2) concrete monuments must be set on the boundary. Elevations must be provided from the top of each concrete monument set.

Sections 501.e, 501.g, & 601.f – The existing and dedicated right-of-way line (50 ft. or 25 ft. from the centerline) for Forry Road must be labeled and dimensioned with metes and bounds.

Section 502.e – Any soil testing for septic system placement approval must be shown on the plan. The appropriate planning module (i.e. Component 2 or Non-Building Declaration) must be approved by PA DEP prior to Final Plan approval.

Section 601.d – An accurate boundary survey must be completed by a licensed surveyor and all corners shall be set. The plan states Lot 1 Residual boundary line is based on a plan prepared by Lecates Engineers, Inc. dated July 29, 1975. The Parcel Boundary shown on the Tax Assessment GIS Map does not match the plan, specifically along Fake Road. Our office believes it is important to verify the boundary to confirm the residual lot has adequate road frontage

Section 601.h – The property owners’ notarized signatures must be provided on the plan prior to presentation to the Board of Supervisors for approval.

Section 705.a – Forry and Fake Roads are considered Minor Streets. By ordinance the right-of-way must be 50 feet and the cart way must be 28 feet wide. Both cart ways are 20 ft.+/- wide. The Township should determine if road widening is appropriate.

The Township Planning Commission recommended widening is not warranted.

Section 903 – The Township should determine if a recreation fee is required since the plan does not create a new building lot.

Section 1003 - No final plan shall be approved until all fees and charges have been paid in full.

PUBLIC COMMENT:

Mark Bupp asked if there is a final inspection for the Amish School on Furnace Road. Inspections would be done by South Penn Code and Commonwealth Code.

Judy Shaull asked about the Zoning Ordinance changes and asked about the the upcoming Zoning Hearing for the Willard Company fertilizer plant.

Attorney Christian Miller and William Willard gave a small presentation regarding the Willard Company and reviewed their Zoning Hearing Application. He announced a community meeting on September 8th at 6:30 to educate the community on their plan. Zoning Hearing is scheduled for September 27th at 7:00 pm.

After reviewing the Zoning Hearing Application –

Reached by a majority decision (5-1) the recommendation of the Planning Commission is that KV Land; LLC’s interpretation request it is not a Non-Agricultural use.

If the Zoning Hearing Board deems the interpretation as a Non-Agricultural use and a variance is needed, the Planning Commission reached a split decision (3-3) regarding meeting the standards for a variance as per the ordinance.

If a variance is granted, the Planning Commission recommends approving the proposed building heights.

OTHER BUSINESS:

Reviewed Zoning Ordinance Changes – John Shanbarger suggested setting up a meeting workshop with the Supervisors to complete updates to ordinance.

Attorney Christian Miller stated his concerns with current Zoning Ordinance, Sections 207.9 and 408.

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