

**Planning Commission Minutes
Chanceford Township**

MEETING DAY & TIME: September 21, 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, Mark Bupp

Members absent: Ross Strack, Ralph Daugherty, Tom Gizzi

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

A quorum was present.

APPROVAL OF MINUTES:

Marla Allen made a motion to correct the following 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, seconded by, Bruce Miller motion carried.

Bruce Miller made a motion to approve the minutes as amended from August 17, 2021. Seconded by Mark Bupp, motion carried.

SUBMITTALS & SKETCH PLANS:

Lee Faircloth and Frank Wickes were present to review a sketch plan on Wild Game Lane. The question was asked about the number of lots on a private drive. Planning Commission referred them to the Board of Supervisors for a possible waiver.

Jody Gates and Bob Eveler were present to review a sketch plan for St. James Church. The Church is proposing subdividing the cemetery approximately 2 acres. The Planning Commission's recommendation was that planning should be done on the residual lot prior to subdivision.

OTHER BUSINESS:

Attorney Christian Miller, KV Land was present to review possible Zoning Ordinance changes in sections 207.9 & 408.

Proposed Zoning Text Amendments

Chanceford Township Zoning Ordinance – Section 207.9 and 408

All proposed additions shall be reflected by underline and all deletions shall be reflected by ~~strike-through~~.

SECTION 207.9 NON-AGRICULTURAL USES WITHIN AGRICULTURAL ZONE

Subject to Section 408, ~~Non~~non-agricultural uses except for single family dwellings which shall be regulated by Section 207.6, shall be located on land of low quality for agricultural use as defined in Article VI of this Ordinance unless located in buildings existing prior to January 1, 1992 and shall reduce the number of dwelling units permitted the tract by one for each such use permitted unless the location of such use will not have an effect of precluding the property owner from locating all the dwelling units permitted the tract by Section 207.6 (a) of this Ordinance on land of low quality or agricultural use as defined in this Ordinance.

SECTION 408 AGRICULTURAL SUPPORT FACILITIES

Where indicated as permitted, this use is permitted subject to the following:

- a. If to be located in the agricultural or conservation zone, the applicant must provide verification that the proposed use is important to local farming and is specifically sized to primarily serve local users. All activities and services should be directed at meeting the needs of those engaged in local farming. The facility should be directed at providing materials and services needed to farm, rather than the distribution of goods produced on the farm.
- b. The length of any on-site access drive(s) shall be sufficient to allow the stacking of delivery and/or customer vehicles. Furthermore, any use that potentially involves the movement of vehicles through mud and/or manure shall provide a paved apron of at least fifty (50) feet from the street right-of-way. In addition, another fifty (50) foot gravel section shall be located just beyond the paved apron.
- c. Any outdoor storage of supplies, materials and products shall be screened from adjoining roads and properties. The display of farm equipment for sale shall be excluded from this provision.
- d. The facility shall be screened from adjacent residential uses or Zones.
- e. The applicant must provide verification that the proposed use is in conformance with Section 301 herein.

- f. If in the ~~Agricultural~~ or Conservation zone, the provisions of Section 206.9 and 207.9 shall apply to the site location and to reduce the number of dwelling units permitted on the tract where the use is located.
- g. If in the Agricultural zone, the provisions of Section 206.9 and 207.9 shall apply to the site location and to reduce the number of dwelling units permitted on the tract where the use is located, provided, however, that any use subject to this Section 408 shall be permitted on any land in the Agricultural zone, regardless of quality of such land/soil, so long as the total footprint of said use is less than or equal to twenty-five (25%) of the gross area of the subject tract.
- h. The site will have direct access to a collector road. (Collector roads shall be designated by resolution of the Board of Supervisors).
- i. Any structure erected for a use subject to this Section 408 and located in the Agricultural zone shall constitute an Agricultural building for table 205.1.

PUBLIC COMMENT:

Todd Fisher read parts from the ordinance section 408 & 409 and ordinance states preserving farm ground. He feels they are manufacturing facility. He asked why change the ordinance now for an out of town company? He stated concerns regarding water usage and increased traffic. And he is concerned about the proposed 25% change in section 409. Mr. Fisher does not want the ordinance to change.

David Sawyer stated he supports preserving farm ground, and the proposed facility should be placed on commercial ground.

Gloria Shaw stated she wants to keep the land as farm ground. She asked about the inspections for the proposed facility.

Bonnie Wolgamuth has concerns about what this will do to the surrounding property values.

Judy Shaul stated her concerns regarding the water usage and the surrounding wells, and the increased traffic on route 74 with the Amish Buggies and the noise. She read from the ordinance regarding the sewage disposal system and the potential waste. Mrs. Shaul does not want the wording the ordinance changed.

Jason Neil owns property across from the proposed facility. And stated his concerns regarding the water usage, traffic on route 74 with school buses, Amish buggies, concerns about lighting and the chemicals that will be used.

Kevin Shaul stated his concerns with the water usage and the nearby elementary school and concerns with the traffic. The Elementary school uses water for their geo thermos wells.

Bill Frey stated his concerns with the water usage and the surrounding water tables.

Phillip Place stated his concerns with the water usage, water tables and traffic.

David Grove owns property across from the proposed facility and stated his concerns with the water usage, traffic and accidents.

Jon Shanbarger stated question and concerns that were stated tonight should be addressed by the Zoning Hearing Board meeting September 27th at 7:00 pm.

There are items in proposed amendment that need addressed prior to any ordinance change. A decision will not be made at tonight's meeting, the Planning Commission will review the proposed Zoning Text Amendments at the October meeting.

ADJOURNMENT:

There being no further business Bruce Miller, made a motion to adjourn the meeting. Seconded by Marla Allen, motion carried unanimously. The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Leah R. Geesey
Secretary-Treasurer