

**Planning Commission Minutes  
Chanceford Township**

**MEETING DAY & TIME:** August 15, 2023

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, Ralph Daugherty, Ross Strack, Mark Bupp

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

Members absent: Marla Allen, Tom Gizzi

A quorum was present.

**APPROVAL OF MINUTES:**

Ralph Daugherty made a motion to approve the minutes dated July 18, 2023 as presented. Seconded by, Ross Strack and the motion carried.

**SUBMITTALS & SKETCH PLANS:**

Tom and Stacy Burchett were present to review the subdivision for Maple Springs Farms Partnership, 13895 Wolf Rd. Tom Burchett stated Tim Bupp verified the building rights 2 remaining residual lot. The Burchett's asked if the Planning Commission would consider recommending approval with conditions.

Bruce Miller made a motion to grant a waiver for the Plan Scale for Maple Springs Farms Partnership, 13895 Wolf Road. Seconded by, Ralph Daugherty and the motion carried.

Bruce Miller made a motion to conditionally approve the Subdivision for Maple Springs Farms Partnership, 13895 Wolf Road subject to outstanding comments below. Seconded by, Ross Strack and the motion carried.

#2 The Plan shall be signed and sealed

#3 Two concrete monuments are proposed along the right-a-way line of Wolf Road along the new lot's side lines. After monuments are set, their elevations must be added to the plan and photos submitted to Township.

#8 Sewage Facilities Planning Module (502.e, 602.c & 710)

#9 The property owners' notarized signatures

#14 payment of fees

Tarry Bratton was present to review the subdivision for 2061 Burkholder Rd. John Shanbarger explained the Supervisors decision regarding allowing the transfer of 2 dwelling rights to the Burkholder Road property. The Planning Commission reviewed the comments from Site Design Concepts. Grant Anderson reviewed the soils.

Ralph Daugherty made a motion to conditionally approve the Subdivision for Tarry & Kirsten Bratton, 2061 Burkholder Road subject outstanding comments below. Seconded by, Bruce Miller and the motion carried.

#1 parcel history and agreements

#2 Two concrete monuments with elevations must be provided. We suggest setting them along the right-of-way line of Burkholder Road at the new lots' side lines. After monuments are set, their elevations must be added to the plan and photos submitted to Township

#6 Penn Dot Highway Occupancy Permits

#8 Sewage Facilities Planning Module \$60.00 check

#9 All property corners must be set prior to final plan approval

#10 The property owners' notarized signatures

York County Comment #2 A new/revised legal description should be prepared for the newly subdivided lots and recorded with the plan so that the County Tax map is updated.

Tarry discussed the possibility of selling the individual units at the Brogue Center and deeds into Condo units. His attorney has reached out to the Township Solicitor. He also talked about extending the building at his shop and the non-pervious ground.

Sam Fisher was present to review a possible subdivision on Gum Tree Road. There was discussion regarding placement of the home. Sam will provide a copy of the use permit that was issued.

Grant Anderson reviewed a standard form for parcel history to be able to track transferable development rights.

**PUBLIC COMMENT:**

Tom Burchett asked about the Prime Farmstead and the definition.

**Zoning Officer Report:**

No report

**OTHER BUSINESS:**

Bruce Miller made a motion to approve the additions to the Agricultural Security Area for Shawn and Darlene McGuire UPI# 21-000-FL-0023.00-00000. Seconded by, Ross Strack motion carried.

The Planning Commission will schedule upcoming workshops to continue to review the Ordinance changes.

**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 9:15 p.m.

Respectfully submitted,

Leah R. Geesey  
Secretary