

**Planning Commission Minutes  
Chanceford Township**

**MEETING DAY & TIME:** March 19, 2024

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, Ross Strack

Others present: Leah Geesey, Secretary, Grant Anderson Township Engineer, Zoning Officer Jeff Koons

A quorum was present.

**APPROVAL OF MINUTES:**

Ralph Daugherty made a motion to approve the minutes dated February 20, 2024 as presented. Seconded by, Tom Gizzi and the motion carried.

**SUBMITTALS & SKETCH PLANS:**

Lee Faircloth was present to discuss the subdivision for Maple Spring Farms – 710 Muddy Creek Forks Rd. Lee Faircloth requested a waiver for the private shared drive. Marla Allen made a motion to recommend approval of a waiver of the shared driveway having a 25ft. wide private right-of-way improved to a width of 16 ft. and 8” thick stone base by the Supervisors. Seconded by, Bruce Miller and the motion carried.

Grant Anderson reviewed Site Design Concepts and York County comments. Ross Strack made a motion to conditionally approve the Subdivision for Maple Springs Farms Partnership, 710 Muddy Creek Forks Road subject to the outstanding comments below. Seconded by, Bruce Miller and the motion carried.

#3 Proof of Planning Module approval from PA DEP

#5 The plan shall be signed and sealed by registered professional(s) responsible for the plan (501.a&601.a)

#6 Monuments are set, their elevations must be added to plan and photos submitted to the Township (501.c, 601.g &807)

#7 The property owners’ notarized signatures must be provided on the plan prior to presentation to the Board of Supervisors for approval. (601.h)

#10 A fee in Lieu of Recreation Area will likely be required since the plan created one new parcel. (903)

#12 No final plan shall be approved until all fees and charges have been paid in full (1003)

York Counties general comment:

#2 Deeds for both lots shall be drafted and recorded with the subdivision plan.

Lane Corbett was present to discuss his next steps for a possible subdivision for his property at 80 Corbett Lane.

Grant Anderson reviewed Maple Spring Farms Partnership, transfer of dwelling rights from Bender Farm to Wolfe Road this will be reviewed and discussed at the April meeting.

**PUBLIC COMMENT:** None

**Zoning Officer Report:**

Jeff Koons inquired if the Storm water plan has been received for the Rexroth property on Bacon Road. The Townships is still waiting for the plan.

Mark Bupp asked if Jeff would check the ordinance regarding signage setback, regarding the flags at the Brogue Center.

**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 8:30 p.m.

Respectfully submitted,

Leah R. Geesey  
Secretary