

**Planning Commission Minutes  
Chanceford Township**

**MEETING DAY & TIME:** May 21, 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, Mark Bupp

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

Members absent: Tom Gizzi, Ross Strack

A quorum was present.

**APPROVAL OF MINUTES:**

Mark Bupp made a motion to approve the minutes dated April 16, 2024 as presented. Seconded by, Bruce Miller and the motion carried.

**SUBMITTALS & SKETCH PLANS:** None

**PUBLIC COMMENT:** None

**Zoning Officer Report:**

Henry Kinsinger was present to discuss a possible Amish Cemetery located on Henry Esh's farm. They would like to sub divide 2 acres for the cemetery. There was discussion on their options.

**OTHER BUSINESS:**

After completing the review process for the first Dwelling Right Transfer following the adoption of the subject resolution, several clarifications were noted:

1.) The Dwelling Right Determination for each Parcel must include the Rights remaining to be transferred to the Parcels. Further, there is no limit to the number of rights that can be transferred to a parcel so long as the total rights at any point in time does not exceed the maximum allowed by Tables 206.6 or 207.6

2.) The attached Parcel History Table must be completed for both parcels and recorded with the agreement

- 3.) Exhibits must be prepared for both Parcels, recorded with the Agreement, and accurately depict the existing site conditions so that the Township can rely on the information to assess the transfer. As such, the exhibits must be signed and sealed by a Professional Land Surveyor or Engineer.
- 4.) The Receiving Parcel Exhibit must show the area where rights may be transferred to. This area shall be shaded and be of adequate size to locate all rights (existing and to be transferred).
- 5.) To clarify, based on the Township's understanding of Preserved Farms, rights may be available to be transferred from the Parcels enrolled in the Agricultural Land Preservation Program.

**ADJOURNMENT:**

There being no further business, Ralph Daugherty made a motion to adjourn the meeting. Seconded by, Marla Allen motion carried unanimously. The meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Leah R. Geesey  
Secretary