

**Planning Commission Minutes
Chanceford Township**

MEETING DAY & TIME: November 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, Ross Strack, Ralph Daugherty, Mark Bupp

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

Members absent: Tom Gizzi

A quorum was present.

APPROVAL OF MINUTES:

Marla Allen made a motion to approve the minutes dated October 15, 2024 as presented. Seconded by, Bruce Miller and the motion carried.

SUBMITTALS & SKETCH PLANS:

Tom Burchett was present to discuss a possible subdivision which would add the residual land to his parcel along Route 74. The Planning Commission saw no issues with this.

New Harmony Church – no one was present from the Church. Grant Anderson stated we are still waiting on comments from York County Planning. There are 2 issues with this plan. Dividing off the cemetery would require a sewage planning module to be done. The Church could ask for a non-building waiver. And there is a setback issue with the residual lot 1 requires a 50 ft. setback, The Church could request a Zoning Hearing for a variance on the set back.

PUBLIC COMMENT: None

ZONING OFFICER REPORT:

Daryl Grove was present to discuss the property at 12520 Stamper Road, currently the Thrift Store and his interest in expanding the use of the property. He is looking at purchasing the property and would like to put in a storage facility in addition to the thrift store.

Storage facilities are permitted in the general commercial use area. The thrift store, with the storage facilities would be 2 principal uses and would therefore require another dwelling right, which there is no more dwelling rights with this property. The property's use is already a non-conforming use in the AG zone. A non-conforming use

can be expanded by 35% if the current building was converted into a storage facility. It was also discussed to abandon the thrift store use and make only storage facilities but would then require a variance due to the storage use not a permitted use in the agriculture district and also will require a change of use from building pcodes.

OTHER BUSINESS:

Ross Strack asked the Planning Commission about a possible add on lot to his property along Myers Road. He would like to add 2.46 acres to his property from the Amspacher property that adjoins his. The Planning Commission discussed the use of the prime farmstead exemption and agreed it could be used to meet the ordinance.

ADJOURNMENT:

There being no further business, Ross Strack made a motion to adjourn the meeting. Seconded by, Ralph Daugherty motion carried unanimously. The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Leah R. Geesey
Secretary