

**Planning Commission Minutes
Chanceford Township**

MEETING DAY & TIME: October 15, 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:

Ralph Daugherty made a motion to approve the minutes dated September 17, 2024 as presented. Seconded by, Marla Allen and the motion carried.

SUBMITTALS & SKETCH PLANS:

Final Subdivision Plan Review Barley Farms 2, LLC & John E. and Carol M. Urey

There was a discussion regarding the parcel history and dwelling rights, Grant Anderson reviewed all dwelling rights have been used and the add on lot has no rights. John Urey feels he has one more dwelling right where is house is located when he purchased the land. John Shanbarger stated if John can provide documentation showing the extra dwelling right, it can be reviewed at a later date.

Bruce Miller made a motion to recommend approval of the following waivers;

Plans must be drawn at a scale of 1" = 50' or 1" = 100' (§601). The overall property plan view is drawn at a scale of 1" =150'.

Water and Sewer Feasibility Studies must be provided assessing availability of, and future connections to, public facilities. (§502.a)

Seconded by, Ralph Daugherty and the motion carried.

Ralph Daugherty made a motion to conditionally approve the Final Subdivision Plan for Barley Farms 2, LLC & John E. and Carol M. Urey subject to the outstanding Comments below. Seconded by, Ross Strack and the motion carried.

1. The Parcel History and lot numbers should be updated to be consistent with the previous subdivision plan (i.e. Parcel 80 was Lot 5). Further, the Transferable Development Rights should list 4 total, 3 being assigned to Lot 5 and 1 assigned to Lot 4. To avoid reusing Lot #2, add-on Lot #2 should be revised.

2. An Add-on Lot Note must be added to the plan and executed by the receiving parcel's owner

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

4. Two concrete monuments with elevations should be identified on the plan, set in place, and the Property Corner Certification executed prior to final plan approval. (§601.g)

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

6. Confirmatory deeds shall be drafted and recorded with the subdivision plan.

PUBLIC COMMENT: None

ZONING OFFICER REPORT:

Jeff Koons wanted to clarify the Tom Cordwell Subdivision and the remaining building rights. Jeff also wanted to clarify how many lots are for sale and if the driveway permits were issued from Penn Dot on the Bratton property on Burkholder Road.

OTHER BUSINESS:

Grant Anderson received 5 dwelling right requests for Stone Fence Acres, he wanted to clarify the amount of dwelling rights on the 1984 subdivision, after zoning they sold the property by deed and there was no reference to rights being transferred, he asked the Planning Commission their thoughts on dwelling rights remaining.

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 8:18 p.m.

Respectfully submitted,

Leah R. Geesey
Secretary