

**Planning Commission Minutes
Chanceford Township**

MEETING DAY & TIME: August 19, 2025

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, Mark Bupp, Marla Allen, Ross Strack

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

Members absent: Ralph Daugherty

A quorum was present.

APPROVAL OF MINUTES:

Marla Allen made a motion to approve the minutes dated July 15, 2025, as presented. Seconded by Ross Strack and the motion carried.

SUBMITTALS & SKETCH PLANS:

Grant Anderson reviewed the comments from GHI and York County for the Mark & Joann Bupp Final Subdivision Plan for 10660 Gum Tree Road. The project proposes to separate a 23.823 -acre building lot from the 98.932-acre parent parcel, creating a 75.109-acre residual parcel.

John Shanbarger made a motion to authorize the Secretary and Engineer to complete Sewage Planning Module (4A). Seconded by Ross Strack and the motion carried. Mark Bupp abstained.

Bruce Miller made a motion to recommend the Board of Supervisors grant approval for the following waivers:

Plan must be drawn at a scale of 1" =50' or 1" =100' (601.a).

Water and Sewer Feasibility study (502.a)

Seconded by Ross Strack and the motion carried. Mark Bupp abstained.

Ross Strack made a motion to conditionally approve the Final Subdivision Plan for Mark & Joanne Bupp at 10660 Gum Tree Road with the following conditions addressed:

The following comments from GHI Engineers and Surveyors:

The sewage planning module must be approved by PA DEP.

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

The plan shows locations of 2 concrete monuments are to be set along the new line of division. Photos of the concrete monuments after being set must be provided and elevations on top of both concrete monuments must be added to the plan (601.g)

The new lot will be accessed by the new driveway on Gum Tree Rd, a state highway. A driveway permit from PennDOT must be provided for the new lot prior to final approval. (501.L & 602.H)

Proof of planning module approval with soil testing and hydrogeological testing must be submitted to the Township. (601.H)

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

Section 705 requires all collector roads to have a Right-Of-Away width equal to 50 feet. Both Furnace Rd. and Gum Tree Rd. are classified as collector roads. The Township should confirm additional dedicated right-of-way is necessary along both roads and, if so the right-of-way must be added to the plan.

New final plan shall not be approved until all fees and charges have been paid in full. (1003)

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

The following comments from the York County Planning Commission:

1.c (s.501.c.) References 2 permanent benchmarks and all significant features within or immediately adjacent to the track. According to the available aerial imagery, there is a vehicle pull off/ parking lot within the site along Furnace Rd. Additional information shall be provided on the

plan regarding this area, along with any access easements associated with it.

General Comments:

1. Documentation of the approval of the subdivision by the York County Agricultural Land Preservation Board (YCALPB).
7. If an access easement exists for the driveway serving Parcels 21-000-GN-0071.B0 and 21-000-GN-0071.C0 on lot 2, such easement should be shown on the plan.

Seconded by Bruce Miller and the motion carried. Mark Bupp abstained.

Adam Koons was present to discuss the placement of a home and driveway on their Smith Hollow Road property. This would require a Storm Water site plan and E&S approval, and driveway permit.

Zoning Officer Report: None

PUBLIC COMMENT: None.

OTHER BUSINESS:

Pastor Chris Starr and Pastor Todd Henricks were present to discuss Mt. Zion Baptist Church's request for a Special Exception to erect and operate a communication antenna tower. And two Variances (2002-03 section 5.12)- location of tower. And (2002-03 section 5.16) time frame.

John Shanbarger asked about the safety of the tower if it would collapse. The tower is designed to collapse within itself.

Bruce Miller asked if a 3rd party would like to add equipment to the tower what would be the process? The Church has no plans to allow any 3rd party equipment.

John Shanbarger made a motion to recommend approval of the special exception request, and the variance regarding the location, if the safety issue is documented, and amending the application to extend the time frame to July 16, 2028. Seconded by Marla Allen and the motion carried.

The Planning Commission would like to have a workshop meeting with the Supervisors to discuss the Text Amendment to the Zoning Ordinance regarding the Contractor's Office or shop (section 418). The suggested change involves many other changes that need to be considered.

Grant Anderson reviewed the Resolution for requiring deed preparation and recording add-on lots Section 411 of the Chanceford Township Subdivision and Land Development Ordinance (SALDO) shall be updated to include,

"Where any plan shows a combining of lots by a "lightning strike" symbol (or similar symbol) or otherwise adds a tract to a lot, or alters a lot line in any manner, the applicant/land owner shall have prepared, prior to plan approval, new deeds accurately reflecting such modification for all affected parcels, tracts or lots and, after approval of such new deeds by the Township Solicitor, the Board of Supervisors may consider the plan for approval.

After approval of the plan by the Board of Supervisors, the applicant/developer shall deposit \$200 per proposed new deed to cover the costs for the Township's Designee to record the deed(s). The Township shall have 30 days after plan approval to record such approved new deeds and provide receipt of recordation to the Applicant/Land Owner.

Bruce Miller made a motion to recommend the Board of Supervisors advertise and adopt the Resolution for deed preparation and recording. Seconded by Mark Bupp and the motion carried.

John Wilson is preparing the text amendment for the Solar Ordinance. The Planning Commission made a recommendation to increase the setback to 50 ft.

Mark Bupp made a motion to recommend the Board of Supervisors advertise and adopt the Text Amendment to the Storm Water O&M Agreements

SWM Ordinance Section 302. Exemptions – Section B. Regulated activities that create DIA's greater than 1,000 square feet and equal to or less than 5,000 square feet are exempt only from Section 401 - SWM Site Plan requirement of this ordinance, the peak rate control requirement of this ordinance, and Section 602. Requiring the land owner to execute and record a Stormwater Management BMP Operation and Maintenance Agreement in the York County recorder of deeds office."

SWM Ordinance is missing Section 603 which should read:

"For Stormwater Management Site Plans that involve subdivision and/or land development with non-residential structures, the applicant shall provide a financial guarantee to the municipality for the timely installation and proper construction of all stormwater management controls as required by the approved Stormwater

Management Site Plan and this Ordinance and in accordance with the provisions of Sections 509, 510, and 511 of the Pennsylvania Municipalities Planning Code.”
Seconded by Bruce Miller and the motion carried.

A copy of the York County Planning Commission’s Model Ordinance for Data Centers was given to the Planning Commission members to review for the September meeting.

PUBLIC COMMENT: None

ADJOURNMENT:

There being no further business, Ross Strack made a motion to adjourn the meeting. Seconded by Marla Allen motion carried unanimously. The meeting was adjourned at 10:10 p.m.

Respectfully submitted,

Leah R. Geesey
Secretary