

**Planning Commission Minutes  
Chanceford Township**

**MEETING DAY & TIME:** October 21, 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

Members absent: Ralph Daugherty, Grant Anderson Engineer  
A quorum was present.

**APPROVAL OF MINUTES:**

Marla Allen made a motion to approve the minutes dated September 16, 2025, as presented. Seconded by Ross Strack and the motion carried.

**SUBMITTALS & SKETCH PLANS:**

Adam Koons was not present.

**PUBLIC COMMENT:** None.

**OTHER BUSINESS:**

The following Zoning Hearings have been scheduled for October 29, 2025.

Amanda Snoke Dubbs, Esq., Ellie Grove and Layne Clark from Gordon Brown and Associates were present to discuss the New Harmony Church Zoning Hearing Application for a variance from Section 415(a) and Section 417(c).

Ross Strack made a motion to recommend approval of the Variance requests. Seconded by Mark Bupp and the motion carried.

Attorney Christian Miller and David Gemmill were present to discuss the David and Colleen Gemmill Zoning Hearing Application for a Special Exception to expand a Business and Variance from Section 418 to permit Outdoor Storage of Vehicles and Equipment.

John Shanbarger made a motion to recommend approval of the Special Exception if the requirements for Section 418 are met, or if granted a variance which includes a fence. Seconded by Bruce Miller, 3 Members voted not to approve the variance, 2 Members voted to approve the variance with the condition of a fence.

**Zoning Officer Report:**

There was discussion regarding Section 424 Home Occupation.

**ADJOURNMENT:**

There being no further business, Ross Strack made a motion to adjourn the meeting. Seconded by Bruce Miller motion carried unanimously. The meeting was adjourned at 9:21 p.m.

Respectfully submitted,

Leah R. Geesey  
Secretary