

Planning Commission Minutes Chanceford Township

MEETING DAY & TIME: March 17, 2026

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, Christopher Dolly, Douglas King

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

A quorum was present.

APPROVAL OF MINUTES:

Marla Allen made a motion to approve the minutes dated February 17, 2026, as presented. Seconded by Ross Strack and the motion carried.

Recognition of Ralph Daugherty

The Planning Commission thanked and presented Ralph a certificate for his 34 years of service with the Planning Commission.

SUBMITTALS & SKETCH PLANS:

Layne Clark from Gordon Brown was present to review the New Harmony Church Subdivision.

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

Water and Sewer Feasibility Studies (§502.a)

Planning Module soil testing and hydrogeological testing. (§602.c)

Section 705 requires all Arterial Roads in the Township to have a Right-of-Way width equal to 80 feet (40 ft. from the road centerline) and Collector Roads to have a Right-of-Way width equal to 60 feet (30 ft from the road centerline).

Seconded by Mark Bupp and the motion carried.

Bruce Miller made a motion to conditionally approve the Final Subdivision Plan for New Harmony Church with the following conditions addressed:

(s.SOI.c. & s.601.g.) References to 2 permanent benchmarks, and the locations of all significant features within and immediately adjacent to the tract. The locations of individual trees more than 10" in diameter should be identified on the plan. At a minimum, the extent of the existing cemetery burial plot area should be identified on the plan.

(s.502, (e)) Certification that the method of sewage disposal and the planning module for land development have been approved by the PA DEP, or any required waivers, as applicable.

(s.SOI.a.) The signature of the registered surveyor responsible for the plan.

(s.601.g.) The location, description and elevation of at least 2 permanent benchmarks shall be shown

(s.601.h.) The statement of ownership must be signed, dated, and notarized. Deeds for both lots shall be drafted and recorded with the subdivision plan.

Seconded by Marla Allen and the motion carried.

Meyers Subdivision:

Doug King made a motion to authorize the Secretary and Engineer to complete the Sewage Planning Module (4A) for Adam and Laura Koons, Meyers Subdivision. Seconded by Ross Strack and the motion carried.

Laura Seitz was present to discuss a possible subdivision. She has had the road maintenance/ right away agreement signed by the adjoining property owners. Laura asked what the next steps are. The Planning Commission recommended, she request a waiver from the Supervisors from the 25 ft driveway, as the current width of the existing driveway 16ft and would not require construction and maintaining a 16ft cartway, and then if granted contact an Engineer or Surveyor.

ZONING OFFICER REPORT:

Jeff Koons asked about the Data Center Ordinance 2026-2, and the use table references section 441. 2026-1 Section 441 is missing the correct Ordinance reference. Leah Geesey will contact John Wilson for corrections.

PUBLIC COMMENT: None.

OTHER BUSINESS:

There was discussion regarding the E360 Program that codifies the Ordinances. The Planning Commission agrees this would be a valuable tool for the Township. John Shanbarger made a motion to recommend purchasing E360 Program to Supervisors. Seconded by Bruce Miller motion carried unanimously.

ADJOURNMENT:

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

Respectfully submitted,

Leah R. Geesey
Secretary