Planning Commission Minutes
Chanceford Township

MEETING DAY & TIME: September 15, 2026

Bruce Miller made a motion to amend the September 15, 2026 agenda, removing Barley Farms LP Good Road, adding Douglas Seitz 10310 Scout Camp Road. Seconded by Ross Strack and the motion carried.

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, Ross Strack, Mark Bupp, Doug King
Others present: Jeff Koons Zoning Officer, Leah Geesey, Secretary, Grant Anderson, Township Engineer,
Members absent: Christopher Dolly member
A quorum was present.

APPROVAL OF MINUTES:

Ross Strack made a motion to approve the minutes dated August 18, 2026 as presented. The motion was seconded by Mark Bupp and the motion approved.

SUBMITTALS & SKETCH PLANS:

Jake Hebel from Gordon Brown was present to discuss the proposed subdivision for Douglas Seitz 10310 Scout Camp Road. The Planning Commission reviewed the updated plan and Grant Anderson reviewed the Final Subdivision Plan and his comments and the comments from York County.

Doug King made a motion to recommend the Board of Supervisors grant approval for the following waivers:

The Final Plan is drawn at a scale of 1”=80’, which does not conform to the 1”=50’ or 1”=100’ scale required for a Final Plan. This is identified as Waiver Request #1 on the Title Sheet.

A Sewer Feasibility Study is required identifying potential to connect to public sewer or install an alternate design (§502.a & §503). This is identified as Waiver Request #2 on the Title Sheet.

Seconded by Ross Strack and the motion carried.

Mark Bupp made a motion to conditionally approve the Final Subdivision for Douglas Seitz 10310 Scout Camp Road with the following conditions addressed:

Note the existing driveway width(s) and base material serving each lot, and confirm compliance with §308 (driveway width, offsets, and number of driveways per lot)

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

The plan shows the location of two (2) concrete monuments to be set. The monuments must be set prior to final plan approval and photos of the concrete monuments must be provided and elevations of the top of both concrete monuments must be added to the plan.(§501.c & 601.g)

All property owners' notarized signatures must be provided on the plan prior to

presentation to the Board of Supervisors for approval. (§601.h)

PA DEP Planning Module approval is required prior to final planning approval. (§502.e &602.c)

§703(a)(2) & §716.a – The Plan notes a "Proposed 25' Access R/W" along the existing driveway to Scout Camp Road and a proposed 25 ft. right of way along Wild Game Lane, aprivate road. It is worth discussing and confirming that the shared driveway used to access Lot 2 may not need to be widened to 16 feet because the lot has sufficient frontage on to Scout Camp Road.

All property corners must be set prior to final plan approval. (§714)

No final plan shall be approved until all fees and charges have been paid in full. (§1003)

Deeds for both lots shall be drafted and recorded within 90-day from subdivision plan recording and receipts provided to the Township

Seconded by Bruce Miller and the motion carried.

Adam Anderson from James R. Holly and Assoc was present to discuss a possible subdivision for Elmer Esh at 2865 Delta Rd. There was discussion regarding the lot size and the placement of a sawmill.

A proposed subdivision for Tarry Bratton – 2633 Reeds Rd will be presented once comments are received from York County.

Zoning Officer Report:

Ryan Hoover from Brooke Run Farms 2758 Furnace Rd was present to discuss the options for a second dwelling on the property as he received a letter of violation. The Planning Commission stated the only option is a subdivision. Mr. Hoover understands he is out of compliance, and Jeff Koons will give him 60/90 days to vacate property.

Ordinance updates

The Planning Commission continued to review section references in the Zoning Ordinance and grammatical concerns which will be updated as part of the codification process. They also reviewed the comments that were received from David Gemmill via email.

PUBLIC COMMENT: none

OTHER BUSINESS:

A resignation letter was received from Marla Allen effective September 11, 2026.

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 9:25 p.m.

Respectfully submitted,

Leah R Geesey Secretary