

**Planning Commission Minutes
Chanceford Township**

MEETING DAY & TIME: September 17, 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

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

Members absent: Tom Gizzi, Mark Bupp
A quorum was present.

APPROVAL OF MINUTES:

Ross Strack made a motion to approve the minutes dated August 20, 2024 as presented. Seconded by, Bruce Miller and the motion carried.

SUBMITTALS & SKETCH PLANS:

Maple Spring Farm Partnership (Wolf Road) Lee Faircloth, Tom Burchett and Mitchell Burchett were present to discuss subdividing 2 lots. There was discussion regarding the building rights all agreed that there were 3 transferable rights, and used 2 rights, additional TDR's available is 1. This verbiage will be added to the parcel history table on the Subdivision Plan.

Grant Anderson reviewed comments from Site Design Concepts and York County Planning Commission.

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).

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.

Ross Strack made a motion to conditionally approve the Final Subdivision Plan for Maple Springs Farms Partnership Wolf Road Lots subject to the outstanding comments below. Seconded by, Bruce Miller and the motion carried.

1. Proof of Planning Module approval from PA DEP must be provided to the Township. (§502.e & 602.c)
2. The plan shall be signed and sealed by the registered professional(s) responsible for the plan. (§501.a & 601.a)
3. Concrete monuments are shown as set along the right-of-way, along the side property lines of the new lots. Photos of the monuments shall submitted to the Township. (§501.c, 601.g & 807)
4. The property owners' notarized signatures must be provided on the plan prior to presentation to the Board of Supervisors for approval. (§601.h)
5. The locations of future driveways for each lot must be shown on the plans as well as accurate sight distance measurements showing adequate sight lines are present on both proposed lots. (§501.i)
6. Deeds for both lots shall be drafted and recorded with the subdivision plan.
7. Dwelling Right verbiage will be added to the parcel history table on the Subdivision Plan.

All open comments from York County are duplicates and will be addressed.

PUBLIC COMMENT: None

ZONING OFFICER REPORT:

There was a brief discussion regarding Private School Planning requirements, Resolution 2021-4. The Board discussed instead of a requiring a Land Development Plan, a Site Plan be acceptable, with the review check list. After reviewing the current check list Grant Anderson will update.

OTHER BUSINESS:

Attorney Gil Malone and Jack Grimmel were present to discuss the Zoning Hearing Application for G&G Family Limited Partnership and their interpretation and reasoning for a variance.

After a lengthy discussion regarding the parcel history and reviewing the application, Bruce Miller made a motion on the matter of interpretation, The Planning Commission Board does not have the legal capacity to determine and make an interpretation. And the variance being requested is asking for a building right to be

assigned to a 1-acre lot, that the owner contends has no value however, the lot has value with or without a house and a variance would not be justified. Seconded by, Ross Strack motion carried. The Zoning Hearing has been rescheduled for October 29th at the New Bridgeville Fire Company at 7:00 pm.

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 9:05 p.m.

Respectfully submitted,

Leah R. Geesey
Secretary