

Planning Commission Minutes Chanceford Township

MEETING DAY & TIME: February 18, 2025

Chairman John Shanbarger made a motion to amend the agenda for February 18th to add Joanne Dietrich and Robert Gochenaur. 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, Marla Allen, Ralph Daugherty, Ross Strack

Others present: Leah Geesey, Secretary, Grant Anderson, Township Engineer

Members absent: Mark Bupp

A quorum was present.

APPROVAL OF MINUTES:

Ralph Daugherty made a motion to approve the minutes dated January 21, 2025 as presented. Seconded by, Marla Allen and the motion carried.

SUBMITTALS & SKETCH PLANS: None

PUBLIC COMMENT: None

Zoning Officer Report: None

OTHER BUSINESS:

The Planning Commission reviewed the zoning hearing application for Chad Waltemyer for a special exception for a home occupation. John Shanbarger made a motion The Planning Commission feels the application meets the home occupation, if the outstanding issues are addressed by the applicant. Seconded by, Ross Strack motion carried.

Daniel Lapp, Joseph Lapp, and Henry Kinsinger were present to discuss a proposed an Amish Community Cemetery off of New Bridgeville Road. They have decided to use 1 acre. This would require a subdivision plan. They asked if there is non-building waiver, Grant Anderson stated the Township does not issue non-building waivers. They may request a waiver of sewage planning from the Board of Supervisors.

Joanne Dietrich (270 E Snyder Corner Rd) was present to discuss placing a pole barn on her property. The parcel is located in Chanceford Township and Windsor Township. In order to meet the Ordinance in Chanceford Township, it would need to be placed behind the home on the property, the property is located in rural residential. She can apply for a variance from the Zoning Hearing Board. She would need to contact Windsor Township if placed in Windsor Township.

There was also discussion regarding placing a tiny home on her property. John Shanbarger asked if anyone would be living in it. Joanne stated no, it will be used for family that would be visiting from out of town. It would not be a permanent structure and it would have wheels. It will have a compost toilet; it would be hooked to electric. The Planning Commission views this as a (RV) Recreation Vehicle. Jeff Koon's asked if she had any plans on renting it out. John Shanbarger stated that parking a RV-travel trailer (mini home on wheels) or motor home on your property is allowed but not permitted to be used as a living quarters or rental unit. Joanne asked what she need to do. No permits are required in Chanceford Township, it has to be kept as a RV and it is not a permanent residence, it must have a PA registration tag.

Jeff Koons reviewed the information from Robert Gochenaour regarding the placement of a new home on his Lucky Road property. The Planning Commission could justify option #1 as it would have the least interference to farmland and prime soils. (Section 207.6 (b)).

There was a brief discussion on the D.E. Gemmill expansion, Jeff Koons will contact John Wilson to clarify.

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 8:50 p.m.

Respectfully submitted,

Leah R. Geesey
Secretary