

## **Planning Commission Minutes Chanceford Township**

**MEETING DAY & TIME:** January 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, Marla Allen, Ralph Daugherty, Ross Strack

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

Members absent: Mark Bupp

A quorum was present.

John Shanbarger, Ralph Daugherty and Ross Strack took the oath of office.

### **Reorganization of Members:**

Bruce Miller made a motion to nominate and elect John Shanbarger as Chairman. Seconded by, Ross Strack and the motion carried.

Marla Allen made a motion to nominate Bruce Miller as Vice-Chairman. Seconded by Ross Strack and the motion carried.

### **APPROVAL OF MINUTES:**

Ralph Daugherty made a motion to approve the minutes dated November 19, 2024 as presented. Seconded by, Ross Strack and the motion carried.

Marla Allen made a motion to approve the minutes dated December 17, 2024 as presented. Seconded by, Ross Strack and the motion carried.

### **SUBMITTALS & SKETCH PLANS:**

Bryon Trout from Gordon Brown and David Gemmill were present to discuss a possible expansion. There was a discussion of proposed employee parking area 40 plus spaces, with fencing. The previous 2 phase plan had shown an additional bay, that was never constructed, at this time they would like to build the bay increasing the size to 40x70. And a possible expansion of the office area 10x38. Grant Anderson stated that per an email from Jeff Koon's he believes that Mr. Gemmill would need a special exception. Mr. Gemmill asked about the special exception since they have had a special exception twice, is this because of the expansion itself. John Shanbarger stated when it became a nonconforming, it only allows a 35% expansion which has already been

reached. The Planning Commission also feels that a special exception is needed. There was discussion on the previous zoning hearings decisions.

#### Final Subdivision Plan Review - Gerald and Doris Robinson 633 Goram Road

Joy Gates and Zachary Ihgram from Shaw Surveying were present. Grant Anderson reviewed comments from York County and GHI Engineers.

John Shanbarger made a motion to recommend approval of the following waivers;

(s.501.c. & s.601.c.) complete topography, references to 2 permanent benchmarks, all significant features within or immediately adjacent to the tract.

(s.501.d. & s.601.d.) boundary lines of the tract with bearings and distances

(s.502. (a)) a feasibility study on sewer facilities for the tract.

Seconded by, Bruce Miller and the motion carried.

Ralph Daugherty made a motion to conditionally approve the Final Subdivision Plan for Gerald and Doris Robinson 633 Goram Road subject to the outstanding comments below. Seconded by, Ross Strack and the motion carried.

York County open comments:

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

1. g. (s.601.h.) the statement of ownership must be signed, dated and notarized.

General Comments:

5. The existing and proposed lot coverages/building coverages for each lot should be provided on the plan.

7. Note 5 on the plan is incorrect, as there are wetland areas present on Parcel 21-000-GO-0025.00 (Trib 07433 to Otter Creek, and Sawmill Run).

GHI Engineers and Surveyors open comments:

#### **Zoning Ordinance Comments:**

3. The Parcel History / Dwelling Right calculations must be updated to separate areas by Zone. Further, the plan must use the attached Table which was adopted by the Township with Resolution No. 2024-4. (§206.6.a & 207.6.a)

**Subdivision and Land Development Ordinance Comments:**

6. The plan must show the location of at least two (2) concrete monuments found or set. Photos of the concrete monuments must be provided and elevations on top of both concrete monuments must be added to the plan. (§501.c & 601.g)

**General Comments:**

1. The Township should confirm an application has been submitted with a signed Time Waiver, Standard Review Process, and Fees have been paid.

**PUBLIC COMMENT:** None

**Zoning Officer Report:** None

**OTHER BUSINESS:**

Ellie Grove/ New Harmony Church was not present.

Grant Anderson reviewed the Ordinance 2025-1 update with the Planning Commission.

**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 8:25 p.m.

Respectfully submitted,

Leah R. Geesey  
Secretary