

**Planning Commission Minutes  
Chanceford Township**

**MEETING DAY & TIME:** July 17, 2018

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 in the pledge to the flag

Members present: Chairman John Shanbarger, Vice-chairman Bruce Miller, Marla Allen, Ralph Daugherty and Thomas Gizzi.

Members absent: Mark Bupp and Trent Young.

Others present: Zoning Officer, Jeffrey Koons, Township Engineer Grant Anderson and Acting Secretary-Treasurer Brenda Gohn.

A quorum was present.

**APPROVAL OF MINUTES:**

Ralph Daugherty made a motion to approve the minutes of May 17, 2018. Seconded by Marla Allen, motion carried unanimously.

**SUBMITTALS & SKETCH PLANS:**

**A. Final Subdivision Plan for Maple Spring Farms Partnership:**

Bruce Miller made the motion to table the plan. Seconded by Thomas Gizzi, motion carried. Comments to be addressed are as follows:

1. Waiver of Section 501 and 601 related to plan scale.
2. DEP Planning Module approval.
3. Additional dedication of street right-of-way along Warner Road and Workinger Road that is located adjacent to this entire subdivision plan.
4. The statements of ownership must be signed, dated and notarized (s.601.h).

Grant Anderson will update the dwelling rights in the plan notes regarding FM-46B and FM-84. Also added to the plan will be the explanation of the three extra dwelling rights.

**B. ZONING OFFICER'S REPORT:**

Jeffrey Koons discussed Contractor's Office with the Planning Commission. There is a building on a property (GN-22) at the corner of Smith Hollow Road and Gum Tree Road being used as an ag building that Jeff feels is a contractor's office. Bruce Miller stated that it is being used as an ag building. Therefore, based on its use, the building is out of compliance.

The building needs to come up to the standards of the zoning ordinance and building code. Thus, he needs to apply for the use (as determined by him the owner) of the building.

The Planning Commission recommended adding the high tunnel language to the Storm Water Management Ordinance and it is to be written to conform to the Act 167, HB 1486.

**PUBLIC COMMENT:**

No comment.

**OTHER BUSINESS:**

No other business.

**ADJOURNMENT:**

There being no further business, Ralph Daugherty made a motion to adjourn the meeting. Seconded by Thomas Gizzi, motion carried unanimously. The meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Brenda C. Gohn  
Acting Secretary-Treasurer