

## **Planning Commission Minutes Chanceford Township**

**MEETING DAY & TIME:** April 15, 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, Ross Strack, Mark Bupp

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

Members absent: Ralph Daugherty  
A quorum was present.

### **APPROVAL OF MINUTES:**

Marla Allen made a motion to approve the minutes dated March 18, 2025 as presented. Seconded by, Ross Strack and the motion carried.

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

Ross Strack Final Subdivision- The Planning Commission reviewed the comments from GHI, Grant Anderson and York County.

Bruce Miller made a motion to recommend approval of the following waivers;

Section 501 & 601 Plan Scales shall be drawn at a scale of 1"-50' or 1"-100".

Section 502 (a) Feasibility study on sewer facilities.

Section 601 d. Courses and distances by accurate survey for Amspacher residual lot 1, and Strack parcel 137c.

Section 601 g. The location of permanent reference monuments for lot 1 only.

Seconded by, Mark Bupp and the motion carried. Ross Strack abstained.

Bruce Miller made a motion to conditionally approve the Final Subdivision Plan for Ross Strack subject to the following outstanding comments below. Seconded by, Marla Allen and the motion carried. Ross Strack abstained.

1. The Township's standard parcel history table should be used to depict the parcel history calculation.
2. The plan shall be signed and sealed by the registered professional(s) responsible for the plan. (501.a & 601.a)
3. The location of any reserve site soil testing must be shown on plan. (501.k)
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. A PA DEP Non-Building declaration form must be submitted to Township and executed by the Township's SEO prior to final plan approval (602.c)
6. The Township should confirm that a recreation fee is not required since there are no new building lots created by subdivision. (903)
7. No final plan shall be approved until all fees and charges have been paid in full. (1003)
8. The Township should confirm an application has been submitted with a signed time waiver, standard review process, and fees have been paid.
9. Deeds for the Add-on Lot and both consolidated parcels shall be drafted and recorded with the subdivision plan.
10. Prior to final plan approval, the applicant should confirm the Recorder of Deeds office will accept the plan with signatures of the persons listed in the notary blocks. In other words, confirm the signers have legal authority to execute the plan on behalf of the estate and trust.

Adam & Nicole Persing were present to discuss a possible subdivision and placement of lots on property on Smith Hollow Rd. It was recommended they have a nitrate study done first. They are awaiting the dwelling right determination.

John Luciani from First Capital Engineering and Channing Bratton were present to discuss a possible subdivision of 2 lots on Reeds Road. It was recommended they have a nitrate study done, and confirm dwelling rights.

**Zoning Officer Report:**

Jeff Koons received an inquiry for a Proposed Solar Development Delta/Jacobs Rd., he sent them a Zoning Hearing Application as this would require a special exception. Jeff Koons and the Planning Commission will review the current Solar Ordinance 2022-01.

**PUBLIC COMMENT:**

Janet Tyson was present; she opposes the proposed solar development. Lori Heffner was also present, she asked several questions regarding the noise level, distance from property lines, use of AG Land.

**OTHER BUSINESS:** None

**ADJOURNMENT:**

There being no further business, Bruce Miller made a motion to adjourn the meeting. Seconded by, Ross Strack motion carried unanimously. The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Leah R. Geesey  
Secretary