

Planning Commission Minutes Chanceford Township

MEETING DAY & TIME: April 21, 2026

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, Mark Bupp, Marla Allen, Ross Strack, Christopher Dolly, Douglas King

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

A quorum was present.

APPROVAL OF MINUTES:

Bruce Miller made a motion to approve the minutes dated March 17, 2026, as presented. Seconded by Ross Strack and the motion carried.

SUBMITTALS & SKETCH PLANS:

Josh Myers was present to review the Final Minor Subdivision Plan for Terry I. Flory, Greg A. Lehr, James E. Mason- 2714 & 2718 Furnace Road. Grant Anderson reviewed the comments from York County and GHI.

Bruce Miller made a motion to recommend the Board of Supervisors grant approval for the following waivers.

The plan shall be drawn at a scale of 1"=50' or 1"=100'. The Plan waiver section reference should be updated on the Title Sheet. (§501)

Water and Sewer Feasibility Studies must be provided assessing availability of and future connections to, public facilities. (§502.a)

Seconded by Marla Allen and the motion carried.

Mark Bupp made a motion to conditionally approve the Final Subdivision Plan Terry I. Flory, Greg A. Lehr, James E. Mason- 2714 & 2718 Furnace Road with the following conditions addressed:

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 of the top of both concrete monuments must be added to the plan. (§501.c & 601.g)

All property owners' notarized signatures must be provided on the plan prior to presentation to the Board of Supervisors for approval. (§601.h)

No final plan shall be approved until all fees and charges have been paid in full. (§1003)

Deeds for both lots shall be drafted and recorded within 90 days from subdivision plan recording and receipts provided to the Township

Seconded by Bruce Miller and the motion carried unanimously.

Samuel Esh was present to discuss placing a sawmill at 2865 Delta Road. Mr. Esh would like the opinions of the Planning Commission prior to purchasing the property and going to the Zoning Hearing Board. Jeffrey Koons stated this would require a special exception under section 436, and a variance to meet the 500 feet distance. There is an area on the property that is non-prime soil where the sawmill could possibly be placed. After much discussion and review of the zoning ordinance the Planning Commission feels for Section 436 to be met; Paragraph C, the existing building is only 430 feet from residential use. Section 436 paragraph E; property is in the agricultural zone and Section 207.9; shall apply to the site location. We consider this sawmill as a non-agricultural use, and it would be required to be in land of low-quality soils as per the Zoning Ordinance.

Terry Eichelberger was present to discuss a possible subdivision at 2214 W Shoff Road. Grant Anderson reviewed the steps to a subdivision and recommended they start with a water test for nitrates. Complete a dwelling right determination form. Sewage planning will need to be done. The piece that is being sold will need to be surveyed.

Terry Eichelberger also discussed the property at 2225 West Shoff Road, regarding the placement of the septic tanks from the Township right-of-way and the property line Jeff Koons is working with Kent Heffner and Keith Hunnings regarding the septic tank placement. It was suggested the new owner have a survey done to determine the property line.

ZONING OFFICER REPORT:

Kristyn Kunkle was not present, Jeff Koons stated she contacted him regarding a possible retail business at 2800 Delta Road. They have applied for a pole building permit and now would like to place a retail business in the building, Jeff Koons stated retail sales are permitted; however, they would need to contact the Building Codes Official to ensure that the building meets requirement for retail sales.

Jeff Koons is reviewing the ordinances for updates that need to be made, he will forward to John Wilson for review.

PUBLIC COMMENT: None.

OTHER BUSINESS: None

ADJOURNMENT:

There being no further business, Ross Strack made a motion to adjourn the meeting. Seconded by Marla Allen motion carried unanimously. The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Leah R. Geesey
Secretary