

Planning Commission Minutes Chanceford Township

MEETING DAY & TIME: August 18, 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, Marla Allen, Ross Strack, Mark Bupp, Doug King

Others present: Jeff Koons Zoning Officer

Members and staff absent: Leah Geesey, Secretary, Grant Anderson, Township Engineer, Christopher Dolly member

A quorum was present.

APPROVAL OF MINUTES:

Mark Bupp made a motion to approve the minutes dated July 21, 2026 as presented. The motion was seconded by Ross Strack and the motion approved.

Public Comment:

The floor was open for public comments and there were no public comments.

SUBMITTALS & SKETCH PLANS:

Dolores Krick discussed the possibility of subdividing 5.67 ac property located at 10400 Enfield Road. The Planning Commission reviewed the property sketch plan and offered the following:

Check with the Township office for information to get a water test completed to determine soil nitrate levels.

Evaluate the possibility of locating 2 septic systems and 2 backup systems on the 5.67 ac property.

The proposed lot would have less than 150 feet of road frontage and approval would require a waiver from the Twp Supervisors.

Douglas R. and Ginger L. Seitz Minor Subdivision - Jake Hebel with Gordon Brown & Assoc. discussed the possibility of subdividing 30.78 parcel into a 10-ac parcel with a house and the residual parcel with a house. The house on the residual parcel would be accessed by a 25ft ROW however it was proposed the cartway would not be improved to 16 feet. The Planning Commission reviewed the property subdivision plan and offered the following comments:

The proposed new lot line unnecessarily divides the cropland into both parcels, however if the cartway is improved to 16 ft and the ROW complies to Twp standards this subdivision can help improve cropland viability. Moving lot lines would not have a material impact on the plan.

York County Planning comments are not yet available.

Bruce Miller moved to send the PA DEP Planning Module for approval. The motion was seconded by Doug King and there was no discussion and the motion was approved.

Zoning Officer Report:

Jeff Koons received an inquiry for a Proposed 2 car type building on a .87 ac parcel on Rocky Rd. The ordinance guidelines would require the new building to be immediately in front of the house to maintain all the 125 ft setback requirements. Is a variance request to have the building to the side yard justified?

PUBLIC COMMENT:

Nicole McGrew was present; she is a new property owner on Forry Rd in Chanceford Twp and has a very positive opinion of Chanceford Twp and neighbors.

OTHER BUSINESS:

Zoning Officer and Commissioners discussed ordinance inconsistencies and adjustments that should be made in preparation for ordinance codification. Items discussed include, data center number correction, Land quality for Solar, update table of uses, Contractors, large vs small ordinance, including Air B&B and other topics.

The Chairman ordered a Planning Commission work session on August 25, 2026, at 7:00 PM in the Twp building. The work session will continue the discussion on the minor ordinance clarifications and adjustments before submitting the final ordinance for codification.

ADJOURNMENT:

There being no further business, Marla Allen made a motion to adjourn the meeting. Seconded by, Mark Bupp motion carried unanimously. The meeting was adjourned at 9:25 p.m.

Respectfully submitted,
Bruce Miller Commissioner