

Planning Commission Minutes Chanceford Township

MEETING DAY & TIME: July 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, Ross Strack, Christopher Dolly, Douglas King

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

Members absent: Marla Allen, Mark Bupp

A quorum was present.

APPROVAL OF MINUTES:

Bruce Miller made a motion to approve the minutes dated April 21, 2026, as presented. Seconded by Ross Strack and the motion carried.

PUBLIC COMMENT:

Tracy Flinchbaugh was present to discuss a possible subdivision at 660 Muddy Creek Forks Rd. Grant Anderson will send her the contact information for water testing and the steps to a subdivision.

Cory Floyd and Lydia Chadnicki were present to discuss the current hardship case at 489 Muddy Creek Forks Rd. They asked when the hardship is over can the house remain and a relative move into the home. John Shanbarger stated it would have to remain a hardship case or they would have to subdivide the property but it would require a dwelling right.

Blake Buxton – 41 Patton Lane, he currently owes 2 parcels and would like to combine the two parcels. This would require a reverse subdivision. The board advised him to contact an Engineer for a survey and site plan.

SUBMITTALS & SKETCH PLANS:

Grant Anderson reviewed the Final Minor Subdivision Plan and comments from York County and GHI for Henry B. and Levina G. Esch – 1535-1537 Crawford Road.

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

The Parcel Boundaries must be shown from an accurate boundary Survey. (§501.d & 601.d)

A water feasibility study on sewer facilities on and near the tract is required. (§502.a)

A fully executed Planning Module for Sewage Disposal Facility(ies) shall be submitted to the Township for review and further submission to the PA DEP. (§502.e & 602.c)

(s.501.c.&s.601.c.) Complete topography for the site.

Seconded by Ross Strack and the motion carried.

Bruce Miller made a motion to conditionally approve the Final Minor Subdivision for Henry B. and Levina G. Esch 1535-1537 Crawford Road with the following conditions addressed:

The plan shall be signed and sealed by the registered professional(s) responsible for the plan. (§501.a & 601.a).

The 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)

(s.415.b) Buffers and screens shall be provided as necessary to adequately protect neighboring properties from the cemetery. Township officials should determine if buffering is required for Lot 2.

Seconded by Douglas King and the motion carried.

Lee Faircloth was present to review the Final Subdivision for Barley Farms, LP Good Road.

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

§501 – The plan shall be drawn at a scale of 1"=50' or 1"=100'.
Locations of all areas proposed for subdivision with slopes in excess of 15% shall be shown on the plan. (§501.r)
Water and Sewer Feasibility Studies must be provided assessing availability of, and future connections to, public facilities. (§502.a)

Seconded by Ross Strack and the motion carried.

Bruce Miller made a motion to conditionally approve the Final Subdivision for Barley Farms, LP Good Road with the following conditions addressed:

§207 - According to the current York County Tax Map records, Lot #2 is a portion of a larger existing tax parcel which appears to extend into Lower Chanceford Township. The remaining area of the Parcel must be shown on the plan (deed plotting is acceptable) and included in the Parcel History Calculation. Further, a deferred review acknowledgement from Lower Chanceford Township should be provided.

The plan shall be signed and sealed by the registered professional(s) responsible for the survey. (§501.a & 601.a)

The dedicated road right-of-way along the entire length of Ted Wallace Road (and any other roads passing through parcels) must be labeled. (§501.e)

A PennDOT Minimum Use Driveway Permit # should be provided for each driveway location. (§501.i & 602.h)

A fully executed Planning Module for Sewage Disposal Facility(ies) shall be submitted to the Township for review and further submission to the PA DEP. (§502.e & 602.c)

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

A recreation fee will be required for all proposed lots in question. (§903)

Any requests for modifications or waivers from ordinance requirements listed above shall be submitted in writing to the Township with justification for consideration by the Township Planning Commission and Board of Supervisors. (§1001)

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

Deed for both lots shall be drafted and recorded immediately after subdivision plan

A portion of Parcel 21-000-EN-0004.00 has been permanently preserved through an Agricultural Conservation Easement by the York County Agricultural Land Preservation Board (YCALPB). It is recommended that Township Board of Supervisors not proceed with final approval of the plan unless and until documentation of approval of the subdivision by the YCALPB is provided to the Township.

Seconded by Ross Strack and motion carried.

ZONING OFFICER REPORT:

Attorney Tom Platts and Samuel Esch were present to review the Zoning Hearing Application for Elmer Esch 2865 Delta Road August 20th. The Board reviewed the application and Ordinances.

John Shanbarger made a motion to recommend the Zoning Hearing Board approve the Special Exception except for any dimension variance that is less than 500 feet which is required by the Zoning Ordinance.

Seconded by Bruce Miller and the motion carried.

Jeff Koons presented the Board with a list of changes or corrections that should be made to the current Zoning Ordinance. John Shanbarger asked the members to review for the meeting in August.

PUBLIC COMMENT: None.

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 9:25 p.m.

Respectfully submitted,

Leah R. Geesey
Secretary