


Planning Commission Minutes August 2023

The Lower Chanceford Township Planning Commission met August 28, 2023 at the township building. The meeting was called to order at 7:30 PM by Chairman Wiley. Members present were Dennis Miller, Suzanne Snyder and James Knight. Solicitor Malone was present also. The minutes were read and approved. We discussed the following business.

1. We looked at the preliminary sub-division plan for Maple Springs Farm Partnership on Frosty Hill Rd. If mortgaged a merger agreement is necessary. Lot 1A, no building allowed, Lot 4 has 2 dwelling rights, combined total acreage 62.65. Location of house and perk and probe must be shown.
2. Dollar General has received HOP from PennDot. The Stokes sub-division plan looks ok. Motion to approve plan made by Mr. Knight, 2nd by Mr. Miller, motion carried. Recommended to Supervisors to approve waiver by Mr. Knight, 2nd by Mr. Miller motion carried. Storm water mgt agreement not necessary, owner is responsible for stormwater facility. NPDS is last obstacle, it may take awhile.
3. Daniel Stoltzfus, Sinclair Rd regarding parcel CP5 wants to sub-divide. He has no building rights left, he cannot transfer a right.
4. Sunnyburn Produce auction expansion is 120 by 80 ft. New lease area is 3 acres total. They need DEP and NPDS approval. They will be responsible for maintaining sewage facilities. Land Development Plan is ok.
5. Ben Petersheim presented sketch plan, he has to meet 15 ft setback and needs a building permit for property on Atkins Rd.
6. Ronald Miller hearing regarding camp ground, he has eliminated RV sites and no store. Our recommendation to zoning hearing board, 4 cabins, 10 camp sites, woodshed, relief from hydraulic test and the board discuss legal issue of having EMS in the house, motion by Mr. Miller, 2nd by Ms. Snyder, motion carried.

Meeting adjourned 9:05PM

Respectfully submitted


Suzanne Snyder, Sec'y