

**Halifax Township
Planning Commission Meeting
April 4, 2011**

CALL TO ORDER: Chairman Ford called the meeting to order at 7:00 p.m.

ROLL CALL: Fred Ford, Mark Reed, Bob Artman, Bruce Warshawsky and Tom Wilson are present. Steve Sipe and Randy Paul are absent. Carolyn Nye is taking the minutes.

APPROVAL OF MINUTES: Mark Reed made a motion to approve the March 7, 2011 minutes as written, seconded by Bob Artman, vote called, motion carried 3-0.

BUSINESS FROM THE FLOOR: Flo Mallonee passed on an article from the paper regarding a new type of planning proposed in the area.

OLD BUSINESS: Lenker – no representative present tonight.

Lebo Plan – Tony Trost engineer for the Lebo Plan went over Tom Wilson's review. Discussion regarding contours, wetlands, roadway dedication and stormwater issues proceeded. Tom Wilson requested Tony to certify by notation on the plan wetlands are not existing on the tract where there is to be construction. There is nothing proposed to warrant right-of-way dedication. Tony indicated he has a HOP and will provide a revised plan two weeks prior to the next Planning Commission meeting.

Rill – Township is in receipt of a March 2011 letter from Mr. Rill whereby he agrees that if he decides to proceed with more than what he has already done which required an Erosion and Sedimentation Plan, he will contact the Township.

NEW BUSINESS: Recreation Plan – The Solicitor went over the new SALDO pertaining to the Recreation Plan. He suggested an ADHOC Committee be implemented to go over the Recreation Plan. **Motion** – Bob Artman made a motion to recommend to the Board of Supervisors that an ADHOC committee be appointed to review the Recreation Plan which was authorized in 2006 and determine how it fits in the SALDO with the Municipal Planning Code regulations, seconded by Mark Reed, vote called, motion carried 3-0. A comment was made by Ken Bechtel regarding regulations on the use of the recreation money and how it is not supposed to be used for spending down debt per the MPC. The Solicitor indicated this money collected needs to be put in a segregated interest-bearing account. Ken Bechtel also reminded the Board that there is the Bistline Plan which under previous discussion referred to recreation fees to be paid under this plan.

Halifax Area Sewer and Water Authority – discussion surrounded the Authority per mandate by DEP and EPA to build a new chlorination building on Peters Mountain which is estimated to cost \$400,000.00. Tom Wilson stated a land development plan should be done per the SALDO guidelines. Fred Ford will be in contact with the Authority's Solicitor and Engineer regarding this issue.

Sheetz – Tom Wilson reported a scoping meeting was held at PennDOT regarding Sheetz wanting to relocate to the Southwest corner of 147/225. There is a right-of-way issue involved and this relates to Mr. Schlegal and Mr. Reinhard's properties. It seems that Mr. Reinhard is on board with giving up his right-of-way. PennDOT will allow for Cedar Shopping Centers to go forward with the Halifax Commons and issue their HOP and also the signal permit. The issue of curbs and sidewalks with impact on the stormwater affect was mentioned.

Halifax Township Planning Commission Meeting April 4, 2011

-2-

Tobias – Discussion involved a new building being constructed at the Tobias Animal Farm and whether a land development plan is required. Further research will be needed to determine this.

PUBLIC COMMENT: Bob Artman commented about the traffic study at the intersection of 147/225 and how it will affect the proposed Sheetz relocation. Tom Wilson stated a new study will have to be done. Mark Reed along with the public attendees commented on the issue of the school wanting to purchase the Sweigard property.

ADJOURNMENT: Bob Artman made a motion to adjourn, seconded by Mark Reed, vote called, motion carried 3-0.

Respectfully Submitted,

Carolyn Nye, Township Secretary