

**Halifax Township
Planning Commission Meeting
April 2, 2012**

Call to Order: Chairman Ford called the meeting to order at 7 p.m.

Roll Call: Flo Mallonee, Randy Paul, Bob Artman, Tom Wilson and Bruce Warshawsky are present. Steve Sipe is absent.

Approval of Minutes: Randy Paul made a motion to approve the March 5, 2012 minutes as written, Flo Mallonee seconded, vote called, motion carried.

Business from the Floor: Paul Werrick wants to build a house on his parent's property and asks what regulations apply to do this. This property cannot be subdivided and a Land Development Plan would have to be done.

New Business: None

Old Business: Lannie Millette – Camp Hebron – Lannie stated Camp Hebron leases lots to individuals who put their own unit on it. There are ten foundations for cottages, thirteen for mobile homes and five open lots. They have water and sewer. The Camp would like to be able to put something more permanent on the lots, like cottages. Discussion continued regarding lot sizes as described in the SALDO. The Solicitor stated this size project would require an E & S Plan as well as a Land Development Plan.

Harman Plan – Tom Wilson reviewed the plan and recommends reducing the Financial Security as it relates to stormwater facilities in the amount of \$8,250.00. The remaining \$9,130.00 be held to cover the remaining site stabilization and receipt of The Dauphin County Conservation District release. Tom suggested the Solicitor develop a Memorandum of Understanding between the applicant and the Township to indicate no further development on this site without approval of a Land Development Plan. **Motion** – Flo Mallonee made a motion to recommend the Board of Supervisors follow the Engineer's Memorandum dated March 27, 2012 and release the financial security in the amount of \$8,250.00 and maintain the remaining amount of \$9,130.00 to cover the remaining site stabilization and receipt of the Dauphin County Conservation District release, and recommend the Solicitor draft a Memorandum of Understanding between the applicant, any subsequent owner and the Township, seconded by Bob Artman, vote called, motion carried.

SALDO – The County has provided the new Flood Plain Maps along with calculations. There will have to be a Flood Plain Permit and fees and a new Building Permit Ordinance established. Discussion continued regarding reimbursement of professional fees regarding flood plain administration. The Engineer and Solicitor will check further regarding this issue.

Energy Ordinance – Flo suggested working on this at the regular meeting instead of a specific workshop.

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Sign Ordinance – This also can be worked on at a regular meeting. The Solicitor suggested a cell phone tower ordinance as well. Discussion continued regarding public sewer hookup requirements and how it could be incorporated into the SALDO.

Public Comment: None

Adjournment: Flo Mallonee made a motion to adjourn, seconded by Bob Artman, vote called, motion carried.

Respectfully Submitted,

Carolyn Nye
Township Secretary