

**Minutes-Regular Meeting  
Halifax Township Planning Commission  
April 6, 2015**

**Call to Order:** Flo Mallonee called the meeting to order at 7:05 p.m.

**Roll Call -** Flo Mallonee, Dwight Hoffman, Randy Paul, Fred Ford, Solicitor Bruce Warshawsky, Engineer Tom Wilson were present. Wendy Wentzel was absent.

**Approval of Minutes from March 2, 2015 Planning Commission Meeting** – Motion was made by Randy Paul and second by Fred Ford to accept the March 2, 2015 Minutes. Vote called. Motion carried 4-0.

**Business from the Floor/Public Comment: None**

**Old Business: None**

**New Business: Charles Paulvir** – Charles Paulvir came to the Planning Commission and asked the Commission if it was possible to take a half acre from his adjacent parcel and add it to his parcel in which his house sets. Each parcel is 1.5 acres. The parcel with his house has septic. The other parcel was approved for septic with 1.5 acreage. Randy Paul note that if this request was approved, Mr. Paulvir would not be able to sell the parcel as a building lot with one acre and no septic since the parcel was approved for septic at 1.5 acres. The lot of one acre would be nonconforming according to Halifax Township's SALDO that requires a minimum lot size of 1.5 acres for on lot septic and water.

**HRG/Sheetz – Oak Avenue Turn Restrictions/modifications** – Engineer Brian Soyka, engineer for Sheetz, Inc. stated that they have been going through the HOP process with PennDOT and ran into site distance issues concerning PennDOT meeting PennDOT requirements. It was PennDOT's request that Oak Avenue from Rte. 225 would be a right in turn, right out turn rather than a full movement access road. There would be no left out turn onto Rte. 225 from Oak Avenue. The Lebo driveways will become two separate driveways and permit them as individual driveways. To satisfy the Lebo's, they will still have the connection back behind the right-of way so they can do those turning movements so they are not backing out onto the road.

Clarification was made regarding left in turn access at the site. Left in turn is entirely restricted from Rte. 147 at all times. Left out turn onto Rte. 147 will be restricted between the hours of 3:00 pm and 6:00 pm. Monday through Friday.

**Motion** was made by Randy Paul to approve the plans as submitted contingent that the question of Lebo's outcome be included as the contingency of approval and second by Fred Ford. Vote called. Motion carried 4-0.

**Planning Commission – SALDO issues – SWM modifications:** Engineer Wilson provided options for changes Storm Water Management section of the SALDO. Discussion was had amongst commission members. Halifax Township is currently working under Option#1. Option #2 was recommended by Engineer Wilson. More discussion was held regarding the options. After further discussion Option #3 was the option being considered.

**Adjournment** – Motion was made by Fred Ford and second by Randy Paul to adjourn at 8:16 p.m.  
Vote called. Motion carried 4-0.

Submitted by,

Wendy Wentzel  
Secretary