

**Halifax Township Planning Commission**  
**102 Fisher Street, Halifax**  
**DRAFT Meeting Minutes**  
**October 5, 2015 – 7:00 P.M.**

**Call to Order:** Flo Mallonee called the meeting to order at 7:02 p.m.

**Roll Call:** Flo Mallonee, Dwight Hoffman, Randy Paul, Fred Ford, Solicitor Bruce Warshawsky, Engineer Steve Roe and Wendy Wentzel were present.

**Approval of Minutes from September 9, 2015 Planning Commission Meeting:** Motion was made by Fred Ford and second by Randy Paul to approve the Minutes of the Planning Commission meeting of September 9, 2015. Vote called. Motion carried 5-0.

**Business from the Floor:** None

**Old Business:**

**Armstrong Valley Winery** – Members of the commission reviewed the report provided by Steve Roe. There was discussion about storm water management and impervious coverage. Bill Burch discussed with the Commission how the Stormwater is addressed. Discussion was had as to whether the addition of a non-residential building on a commercial site that already has other non-residential buildings is in and of itself land development, or whether it is an accessory building for which land development would be exempt. The planning commission made a determination that their application would be looked at as Stormwater Management, and it was recommended that any improvements made since the adoption of the Subdivision and Land Development Ordinance, dated August 2, 2012, be added to the total impervious coverage. Future development would be classified as Land Development. **MOTION** was made by Randy Paul and second by Wendy Wentzel that due to the ambiguity in the SALDO regarding accessory buildings under Land Development Section 3B, the Planning Commission moves to allow Armstrong Valley Winery to proceed as a Stormwater Management Plan and not a Land Development Plan but if in the future they displace an additional 1000 square feet or more, which would require another Stormwater Management Plan, they would be required to submit a Land Development Plan which would retroactively address the improvements contained in this Stormwater Management proposal. Vote called. Motion carries 5-0. **MOTION** was made by Randy Paul and second by Fred Ford to make a conditional recommendation of approval to the Board of Supervisors subject to and conditioned upon the post development Stormwater being less than the pre-development Stormwater as to be verified by the Township Engineers. Vote called. Motion carries 5-0. **MOTION** was made by Randy Paul and second by Dwight Hoffman that the conditional approval require an O & M Agreement, and the appropriate financial security agreement based upon the construction estimates which have been provided. Vote called. Motion carries 5-0.

**SALDO** – There was discussion about what changes will need to be made to the SALDO. The Planning Commission will be working on changes at the next Planning Commission meeting.

**New Business:**

**Adjournment:** Motion was made by Fred Ford and second by Randy Paul to adjourn the meeting at 8:02 p.m. Vote called. Motion carried.

Respectfully Submitted,

Wendy M. Wentzel  
Township Secretary