

Halifax Township
Planning Commission
Monthly Business Meeting

February 1, 2010

Call to Order: Chairman Jim Eppley called the meeting to order at 7:00 PM.

Roll Call: Planning Commission members Jim Eppley, Fred Ford, Jerry Hile, Bob Artman, and Ted Weaver were present. In addition, K&W Engineer Tom Wilson, Solicitor Bruce Warshawsky and Township Secretary, Shanemarie Ferguson were also present.

Approval of Minutes: Prior to approving the minutes from the January 4, 2010 meeting, Chairman Eppley indicated that he would no longer be serving as the Planning Commission Chairman and thus declined to accept his reappointment as put forth at the PC's reorganization meeting. Jerry Hile motioned to approve the minutes as presented, subject to notation indicating Mr. Eppley's response to the motion to reappointment him as Chairman, which is contained herein. Bob Artman seconded the motion and the vote carried 5:0.

Jim Eppley motioned to appoint Fred Ford to serve as the Planning Commission Chairman. Ted Weaver seconded the motion and the vote carried 5:0. Fred Ford then motioned to appoint Bob Artman to serve as the Planning Commission's Vice Chairman. Ted Weaver seconded the motion and the vote carried 5:0. Discussion ensued as to whether or not Bob Artman could serve in a dual capacity as both Vice Chairman and Secretary of the Planning Commission board. Solicitor Warshawsky stated that there was no prohibition against it. Accordingly, Bob Artman's position as both Vice Chairman and Secretary was confirmed. Jim Eppley then ceded the gavel to the new PC Chairman, Fred Ford.

Old Business: Review/Comment

Preliminary/Final Land Development Plan for River Ridge Mobile Home Park (2009-06-3-23-LD-S-P/F) – The applicant's Engineer Tony Trost gave indication of the progress made on outstanding items as listed on the memorandum from K&W dated December 2, 2009. In light of this progress, Jerry Hile motioned to recommend that the Board of Supervisors grant conditional approval of the Plan, with approval being contingent upon submission/completion/receipt of the following:

1. Applicant's provision of financial security as based upon the Board approved certified construction cost estimate
2. DEP approval of the sewage "Plan Revisions Module for Land Development"
3. PennDOT HOP as related to the proposed private driveway modifications (SR-0225 connection)

4. License to operate a Mobile Home Park

Jim Eppley seconded the motion and the vote carried 5:0

Jim Eppley then thanked Michael Bistline for the professionalism he displayed while working with both the Planning Commission and K&W Engineers on the completion of this Plan.

Accu-Mold & Tool Co., Inc. – As-Built Plan – Accu-Mold representation was not present. No action was taken. However, Chairman Ford noted that the PC was awaiting comments from the applicant and that the Plan was in fact moving forward.

Announcements:

Chairman Ford noted that the **Hazardous Waste ordinance** will be placed on hold until the requirements of Act 24 (the Appalachian Trail Act) have been sufficiently met.

Board of Supervisors Chairman, Ken Bechtel, noted that he and Supervisor Gary Shultz had attended a meeting on the **Appalachian Trail Act**. He indicated that there were concerns surrounding single use zoning, especially as it pertained to the legality of it, noting that it might not be upheld in a court of law if challenged. Furthermore, Ken suggested that it was recommended that the affected municipalities wait for input from the consultants on the potential effects of this single use zoning before acting, noting that there was no penalty for failing to comply in full with the August 2010 deadline. Finally, Ken indicated the need for the township's Comprehensive Plan to address how and to what degree the township would like to preserve this area. Chairman Ford then noted the need for further research to be done with respect to this issue.

Jim Eppley distributed a copy of a statement entitled "The Planning Commission's Team Approach" and asked that it be on record (see attached). In summary, the document expressed concern for the dismissal of Steve Dzurain, the former Solicitor, indicating that the decision was made without consideration of the consequence to the PC board. **Jim Eppley then stated that he himself, Jerry Hile and Ted Weaver were resigning from the board**, noting that they no longer wished to dedicate time and effort that appears to be of no consequence to the township. Chairman Ford thanked Mr. Eppley, Mr. Hile and Mr. Weaver for their efforts over the years. In light of the loss of knowledge associated with the resignations, Bob Artman recommended that the Board of Supervisors work with the remaining PC members in filling these vacancies, suggesting that the vacancies be advertised, that applicants be interviewed and that at least one of the positions be filled by an actual Engineer. Former township Supervisor and Chair, Norma Shearer, took the opportunity as a citizen of the township to state her disappointment surrounding the loss of these PC members, noting their diligence in preserving and managing the interests of the township. She then thanked them for their dedication and for performing beyond expectation in their services to the township.

Adjournment: The meeting was then adjourned at 7:36PM.