

Halifax Township
Planning Commission
Reorganization & Monthly Business Meeting
January 4, 2010

Call to Order: Vice Chairman Fred Ford called the meeting to order at 6:00 PM.

Roll Call: Fred Ford, Bob Artman, and Ted Weaver were present at the start of the meeting along with K&W Engineer Jim Thiele. Solicitor Dzurainin arrived immediately after the reorganization items were completed but prior to the beginning of old business. Jerry Hile arrived at 6:35 PM and participated in the vote on the Tenaglia Plan and those items following. Chairman Eppley was unable to attend altogether. Shanemarie Ferguson was present to take the minutes.

Reorganization: Nominations were taken for Chairman, Vice Chairman and Secretary.

Ted Weaver motioned for Jim Eppley to continue to serve as Chairman. Bob Artman seconded the motion and the motion carried 3:0, subject to acceptance by Jim Eppley.

Ted Weaver motioned for Fred Ford to continue to serve as Vice Chairman. Bob Artman seconded the motion and the motion carried 3:0.

Ted Weaver motioned for Bob Artman to continue to serve as the Planning Commission's Secretary. Fred Ford seconded the motion and the motion carried 3:0.

Approval of Minutes: Bob Artman motioned to approve the December 7, 2009 minutes given correction to item c. under the Tenaglia Plan (2009-10-10-08-S-P/F) so that it reads ... to be in compliance with the governing setback requirements *then in effect*. Ted Weaver seconded the motion and the motion carried unanimously.

Old Business: Review/Comment

Preliminary/Final Land Development Plan for River Ridge Mobile Home Park (2009-06-3-23-LD-S-P/F) – Mike Bistline indicated that Tony Trost asked that the Plan be tabled in light of the anticipated delay in acquiring approval from the PA Historical Museum Commission. Discussion ensued as to the remaining items that would need to be completed by the applicant before the Planning Commission would make recommendation to the BOS to grant conditional approval of the Plan.

Final Subdivision Plan for James P. & Doreni L. Tenaglia (2009-10-10-08-S-P-F) – The applicants submitted a written document to the PC for which they asked that

consideration be given (see attached). In particular, the applicants asked that the waiver request related to curbing and sidewalks, not be subject to a note on the plan that would commit the property owners to comply with sidewalk and/or curbing requirements at a future date as called upon to do so by the discretion of the Board. They felt that such a note, to be included on their deed, would unduly saddle their two properties with a stipulation for future obligation that could have a real and negative impact on both the value of their properties and/or on their ability to sell them in the future in the event that they are inclined to do so. In light of the fact that (a) the Tenaglia Plan involves no land development and is solely intended to establish new lot boundaries via a simple land exchange between the applicants such that the newly defined parcels will lend themselves to both resell and legal use of the exchanged land which is needed, (b) the land itself is not in a commercial area and, (c) the Township reserves the right to require the installation of curbing and/or sidewalks by the property owners at a future date if required of the whole corridor with or without notation on the Plan, Bob Artman motioned to grant a waiver of the sidewalk and curbing requirements without the Plan being subject to a note as described above. Ted Weaver seconded the motion and the motion carried 4:0. In addition, Bob Artman motioned to recommend to the BOS that they approve the Plan, contingent upon the submission of the deed of dedication. Ted Weaver seconded the motion and the motion carried 4:0.

Accu-Mold & Tool Co., Inc. – As-Built Plan – Accu-Mold representation was not present. No action was taken.

Announcements: Discussion of Act 24: Appalachian Trail Act was postponed until next meeting.

Adjournment: Jerry Hile motioned to adjourn the meeting at 6:40 PM. Ted Weaver seconded the motion and the motion carried unanimously.