

**Halifax Township  
Planning Commission Meeting  
March 7, 2011**

**CALL TO ORDER:** Chairman Ford called the meeting to order at 7:00 p.m.

**ROLL CALL:** Fred Ford, Randy Paul, Mark Reed and Bob Artman are present. Steve Sipe is absent at this time.

**APPROVED MINUTES: February 7, 2011 Minutes -** Randy Paul made a motion to approve the minutes as written, seconded by Mark Reed, vote called, motion carried 4-0.

**BUSINESS FROM THE FLOOR:** None

Steve Sipe attended the meeting at approximately 7:05 p.m.

**OLD BUSINESS: Lenker Subdivision Plan** – Attorney Mark Silver and Engineer **Jim Snyder** representing the Lenker Subdivision Plan presented a revised stormwater proposal to remedy the issues surrounding the concerns that have been brought up by the Board and the public involving this plan. The revised stormwater plan reflects larger retention ponds in various areas along with proposed plans to encourage infiltration of stormwater. This proposal will affect the size of a couple of lots in that the frontage will be reduced. Township Solicitor Warshawsky provided some history on this plan. Mr. Silver stated overall this is a modification to suit the concerns of runoff onto neighboring properties. This plan is proposed to resolve litigation. Various waivers will be requested with this plan. Calculations will be provided for the Township Engineer to review. Discussion continued with clarification requested by the Board. Mr. Lenker asks that the Planning Commission move to recommend accepting the plan for review and consideration. **Motion** – Bob Artman made a motion to accept the items as proposed and be put forth as a final plan for further consideration, seconded by Steve Sipe, vote called, motion carried **5-0**.

**NEW BUSINESS: Lebo Trust Plan - Motion** – Mark Reed made a motion to accept the plan for review, seconded by Bob Artman, vote called, motion carried 5-0.

**Morris Rill** – Tom Wilson went over his memorandum of March 3, 2011. Tom indicated he reviewed the E & S Plan last revised January 25, 2011 prepared by Burch Associates to determine if the plan requires a land development plan. Tom stated under definition of a land development plan this plan falls under that definition. The 6,000 square feet of impervious coverage warrants a stormwater management plan. The landowner has indicated he does not intend to build any structures. It was recommended that the land owner be notified that a land development and stormwater management plan be submitted if he intends to do more than a sedimentation control plan. **Motion** – Bob Artman made a motion to recommend to the Board of Supervisors that a letter should be sent to Mr. Rill putting him on notice, seconded by Mark Reed, vote called, motion carried 5-0.

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**PUBLIC COMMENT** – **Norma Shearer** asks the Board to carefully review the plan and pay close attention to the property lines involving Mr. Mutersbaugh and Mike Sweigard. She was concerned about Mr. Silver’s comments regarding moving this line. **Jim Eppley** alerted the Board to the preliminary plans and the surveys. He questioned which one was correct. Jim also had a concern if the road leading to Mike Sweigard’s property was going to be eliminated from the development. **Fred Ford** read Mike Sweigard’s email stating his concerns regarding the stormwater plan. **Flo Mallonee** asks for clarification on the subdivision of the Lebo Trust Plan. **Steve Sipe** asked Jim Eppley for clarification of the Mutersbaugh property regarding the sealed descriptions. Jim indicated there are two sealed descriptions which are conflicting. He also stated his concern about water discharging over the 40 foot right-of-way on the Mutersbaugh property.

**ADJOURNMENT - Motion** – Randy Paul made a motion to adjourn, seconded by Steve Sipe, vote called, motion carried 5-0.

Respectfully Submitted,

Carolyn Nye  
Township Secretary