

**Regular Meeting Minutes**  
**Halifax Township Planning Commission**  
**102 Fisher Street**  
**March 7, 2016 – 7:00 pm**

**Roll Call** – Flo Mallonee, Fred Ford, Dwight Hoffman, Randy Paul, Chad Lebo, Solicitor Bruce Warshawsky and Engineer Steve Roe were present.

**Approval of the Reorganizational Meeting/Regular Meeting Minutes from January 5, 2016 - Motion** was made by Dwight Hoffman and second by Fred Ford to accept the Minutes from January 5, 2016. Vote called. Motion carries 5-0.

**Old Business: Mike Snody/Addition to House** – The Stormwater Management Application had been submitted and the memo was provided by the Township Engineer. Tony Trost will submit to the Engineer the amount needed for the Letter of Credit to be submitted to the Township by Mike Snody for the financial security. **Motion** was made by Randy Paul and second by Fred Ford to recommend to the Halifax Township Board of Supervisors approval of the Stormwater Management Application submitted by Michael Snody provided that a Letter of Credit is presented to the Board prior to their meeting scheduled for March 14, 2016. Vote called. Motion carries 4-0 with Chad Lebo abstaining.

**DCNR/Ibberson Property** – No one was present. A comment letter was submitted to them by the Township Engineer. No stormwater report was submitted by DCNR.

**New Business: - Holly Greenly, Light Heigel – Discussion of Tiny Houses** – Holly was present at the request of the Township to educate the Planning Commission and others present on Tiny Houses and their septic requirements. These homes can be either temporary or permanent. Commission Chairperson Flo Mallonee had asked her to explain in some detail the issue of the septic requirements. Standard septic systems are not required but rather a composting toilet is used which has a holding tank that doesn't use water. Grey water would go to a holding tank. Each system would go through DEP at this time since there are no set regulations.

**Glenn Smithgall – Owner, King's Gym** – Questions regarding setback requirements, etc for sheds and other outbuildings: Mr. Smithgall also owns the vacant lot beside the Gym. He stated that he wants to keep the lot set in the event the existing septic system fails. But he also would like to have some self-storage units on the lot. Depending upon his decision, he may need either a stormwater management plan application or a land development plan submitted or both. In order to use the vacant lot as a backup for the septic system on the other lot, he will need to combine parcels.

**Flight Source** – Sketch plan for New Warehouse in Matamoras – Bill Burch, Engineer for Flight Source presented to the Commission, sketch plans for a new warehouse in Matamoras. He then answered various questions that the Commission had in reference to Stormwater, the Highway Occupancy Permit and other general questions pertaining to the parcel and the proposed building.

**Kyle Lehman – Stormwater Management** – Any impervious surface added to a property after August 2, 2012 requires a Stormwater Management Plan regardless of the amount of the impervious coverage area. Kyle Lehman is required to submit a Stormwater Management Plan Application in order to be granted a building permit to erect a garage onto this property. **Motion** was made by Randy Paul and second by Chad Lebo to defer action on Kyle Lehman's expected Stormwater Management Application to the Board for action at its March 14, 2016 meeting and to suggest that the recommended fee of \$75.00 be submitted at the time of the application and be confirmed by the Board. Vote called. Motion carries 5-0.

**Public Comment - None**

**Adjournment – Motion** was made by Fred Ford and second by Randy Paul to adjourn the meeting at 8:37 p.m. Vote called. Motion carried 5-0.

Respectfully Submitted,

Wendy M. Wentzel  
Secretary