

Draft Meeting Minutes
Halifax Township Planning Commission
102 Fisher Street
August 1, 2016 – 7:25 pm

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

Approval of the Meeting Minutes from July 6, 2016 - Motion was made by Fred Ford and second by Randy Paul to accept the Minutes from July 6, 2016. Vote called. Motion carries 5-0.

Business from the Floor/Public Comment - None

Old Business – Flight Source – Storage Building – Bill Burch, on behalf of Flight Source, is requesting a waiver of the sidewalks and curbs and the preliminary plan requirements. A note would be placed on the plans that if sidewalks become required, they will be installed. A cross easement was placed on the plan to make access easier for inspections. They are currently working with the Conservation District for the NPDES Permit addressing the comments provided by them. Engineer Roe discussed the tree buffer. A comment will be placed on the plan making it a specific condition of approval and part of Halifax Township’s public record that if any of the parcels were to be transferred to separate owners, a buffer would be put in place between properties.

There was also other discussion on the memo prepared by the Township Engineer for the Plan. Flight Source would be tapping into the public water supply and not having private water. The rest of the comments can be addressed on the memo. **Motion** was made by Randy Paul and second by Fred Ford to recommend to the Board of Supervisors approval of the Flight Source Plan as submitted through the Planning Commission to process towards the Township Supervisors with the contingencies of completing the comments under the Township Engineer’s report, the S & E, PennDOT and the Conservation District. An **Amended Motion** was made by Randy Paul and seconded by Fred Ford to the suggested approval to the preliminary plan waiver and no need for sidewalks with a note that if the Township requires them, they will be included. Vote called. Motion carries 5-0.

New Business – B2 Partners/Doughboys Restaurant and Micro Brewery– Motion was made by Randy Paul and second by Dwight Hoffman to accept the Plan submitted by B2Partners/Doughboys along with the initial Engineering Fee estimate of \$1500.00. Vote called. Motion carries 5-0.

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Donald Hoffman SWM – Waiver Requested – Motion was made by Chad Lebo and second by Randy Paul to accept Donald Hoffman’s request to waive the requirement of a Stormwater Management Plan to the Township based upon the size of the property and the location of the proposed shed. Vote called. Motion carries 5-0.

Reed SWM Application – A Stormwater Management Application was submitted along with an executed O & M Agreement for a proposed single family dwelling on an existing lot consisting of over 4.5 acres along South River Road. The Construction estimate was just submitted early evening; therefore, the Township Engineer did not have an opportunity to review it. Total impervious coverage totals 4100 square feet. **Motion** was made by Fred Ford and second by Randy Paul to recommend approval to the Board of Supervisors with the stipulation that there will be a correction in the financial security. Vote called. Motion carries 4-0 with one abstention.

SALDO – Motion was made by Fred Ford and second by Randy Paul to have Stormwater Management be a stand-alone ordinance when it is split from the SALDO and that option #3 be adopted as the new stand-alone ordinance. Vote called. Motion carries 5-0.

Public Comment – Chad Lebo asked if it would be a good idea for the Planning Commission to look at the idea of reviewing subdivisions not adjoining a Township Road. Chairman Bechtel suggested the Planning Commission review this at a future meeting and bring it up at a Board of Supervisors meeting for the Board to have the Planning Commission review the SALDO pertaining to this.

Engineer Roe brought up that the Rode's had built a 30 x 32 shed on their property. They applied for a building permit for a 16 x 30 addition to that after a cease and desist was sent to them. The engineers were asked to go through the calculations. The Rode's Stormwater Management meets their rate controls. But the way the Stormwater Report was initially prepared, the volume controls are unclear and Engineer Roe recommends that they clarify the volume control using the CG1 or the CG2 method, he wouldn't have a problem with it. This will be brought up at the Board of Supervisors meeting.

Adjournment – Motion was made by Randy Paul and second by Dwight Hoffman to adjourn the meeting at 8:26 p.m. Vote called. Motion carried 5-0.

Respectfully Submitted,

Wendy M. Wentzel
Secretary