

**HALIFAX TOWNSHIP
Planning Commission Meeting**

December 7, 2009

CALL TO ORDER: Chairman Eppley called the Planning Commission meeting to order at 7:00 PM.

ROLL CALL: Jim Eppley (Chairman), Fred Ford (Vice Chairman), Jerry Hile, Bob Artman and, Ted Weaver were present. Steve Dzurainin (Solicitor) and Jim Thiele (K&W) were also in attendance. Shanemarie Ferguson was present to take minutes.

APPROVAL OF MINUTES: Bob Artman motioned to approve the October 5, 2009 minutes with the adoption of the corrections provided by Solicitor Dzurainin. Fred Ford seconded the motion and the motion carried unanimously. The November 2, 2009 minutes were confirmed by Chairman Eppley as read by Fred Ford, given correction of the spelling of Tenaglia and Solicitor under new business.

NEW BUSINESS: The Solicitor suggested that the Planning Commission make a motion to accept for review the Final Subdivision Plan for James P. and Doreni L. Tenaglia since they were unable to do so last meeting due to a lack of a quorum. Ted Weaver motioned to accept the plan for review. Bob Artman 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) – The K&W memorandum dated December 2, 2009 was reviewed. Discussion ensued with the applicant, Mike Bistline, and his Engineer, Tony Trost, regarding the status of the outstanding items outlined in the memorandum as well as clarification of those items that need to be completed in order for the Planning Commission to grant a conditional approval to the applicant. In response to the applicant's letter dated December 2, 2009 regarding payment of fees in lieu of land dedication, and after discussion of the determination of value, Jerry Hile motioned to recommend to the Board of Supervisors to accept B2 Partners, Inc. offer #3, for \$9665.00 as payment of fees. Ted Weaver seconded the motion and the motion carried unanimously. Following a verbal request by the applicant to be granted a 90-day extension, Bob Artman motioned to recommend to the Board of Supervisors that the request be granted assuming proper submission of a request for an extension. Fred Ford seconded the motion and the motion carried unanimously.

Preliminary/Final Minor Subdivision Plan for Matthew A. & Chandra Morgan (2009-08-9-21-S-P/F) – The modification requests outlined in the K&W memorandum dated December 4, 2009 were reviewed. The following recommendations for Board of Supervisor approval were made:

- a. Bob Artman motioned to recommend waiving the Preliminary Plan procedure (Section 404) but not a waiver of the Preliminary Plan requirements (Section 405). Ted Weaver seconded the motion and the motion carried unanimously.

- b. Ted Weaver motioned to recommend that the Wetlands Delineation requirement (Section 405.1.a.(17)) be waived in light of no major earth disturbances being undertaken. Bob Artman seconded the motion and the motion carried unanimously.
- c. Bob Artman motioned to recommend approval of a modification to the curbing requirement (Section 606), subject to a note on the Plan that in effect commits the property owner(s) to comply with curbing requirements at a future date if called upon to do so by the Board of Supervisors. Ted Weaver seconded the motion and the motion carried unanimously.
- d. Bob Artman motioned to recommend approval of a modification to the sidewalk requirement (Section 607), subject to a note on the Plan that in effect commits the property owner(s) to comply with sidewalk requirements at a future date if called upon to do so by the Board of Supervisors. Ted Weaver seconded the motion and the motion carried unanimously.
- e. Bob Artman motioned to recommend approval of the Plan conditioned upon the above waivers and modifications being granted by the Board of Supervisors and on the following:
 - a. Correction of the designation of the wooded areas on the Plan legend
 - b. A satisfactory testing report from the SEO for the septic system proposed for Lot 2 and the reserve septic system proposed for Lot 1 (Section 405.2.k)
 - c. Inclusion of a note on the Plan that indemnifies the Township from any action resulting from the applicant's and/or PennDOT's inability to locate HOP's for each driveway on the property (provided confirmation from PennDOT of their existence)
 - d. Inclusion of a UPI number from the Dauphin County Tax Assessors Office for the newly created lot on the cover sheet and plain view (Section 405.1.a.(1))
 Ted Weaver seconded this motion and the motion carried unanimously.

Final Subdivision Plan for James P. & Doreni L. Tenaglia (2009-10-10-08-S-P/F) – The K&W memorandum dated December 2, 2009 was reviewed. The following recommendations for Board of Supervisor approval were made:

- a. Bob Artman motioned to recommend waiving the Preliminary Plan procedure (Section 404) but not a waiver of the Preliminary Plan requirements (Section 405). Ted Weaver seconded the motion and the motion carried unanimously.
- b. Jerry Hile motioned to recommend that the Wetlands Delineation requirement (Section 405.1.a.(17)) be waived in light of no major earth disturbances being undertaken. Ted Weaver seconded the motion and the motion carried unanimously.
- c. Bob Artman motioned to recommend approval of a modification to the minimum building setback requirements (Section 505.3.a.), subject to a note on the Plan that would require any future construction to be in compliance with the governing setback requirements then in effect. Ted Weaver seconded the motion and the motion carried unanimously.
- d. Ted Weaver motioned to recommend approval of a modification to the minimum lot requirements (Section 505.3.a.), limited to the shortage as currently shown on the Plan. Bob Artman seconded the motion and the motion carried unanimously.
- e. Jerry Hile motioned to recommend approval of an anticipated modification request to the sidewalk requirement (Section 607), subject to a note on the Plan that in effect

commits the property owner(s) to comply with the sidewalk requirements at a future date if called upon to do so by the Board of Supervisors. Fred Ford seconded the motion and the motion carried unanimously.

- f. Ted Weaver motioned to recommend approval of a modification to the minimum lot frontage requirements (Section 505.3.a.), limited to the frontage shortage as currently shown on the Plan. Bob Artman seconded the motion and the motion carried unanimously.

Accu-Mold & Tool Co., Inc – “As Built” Plan – Accu-Mold representation was not present. Solicitor Dzuraniin stated that he was waiting on a revised easement from the applicant. No action was taken.

ANNOUNCEMENTS:

The Planning Commission will be preparing a hazardous waste ordinance starting next year. Additional information will be provided at the upcoming January meeting.

Chairman Eppley expressed gratitude put forth by the Planning Commission members, Solicitor Dzuraniin and the K&W Engineers through out the year.

Bob Artman conducted an independent review of Washington Township’s Wind Energy Ordinance. His recommendations for modifications to be made to the Township’s draft in light of this review were to be discussed immediately following the adjournment of the Planning Commission meeting.

Chairman Eppley expressed gratitude for the outgoing BOS Chairman, Norma Shearer, for all of her time and energy spent in support of the Planning Commission over the years.

The Planning Commission’s 2010 Reorganization Meeting will be held January 4, 2010 at 6:00 PM.

ADJOURNMENT: Jerry Hile motioned to adjourn the meeting at 8:45 PM. Bob Artman seconded the motion and the motion carried unanimously.