

HALIFAX TOWNSHIP PLANNING COMMISSION
102 Fisher Street
Halifax, PA 17032
Reorganization & Regular Meeting Agenda
Wednesday, January 3rd, 2024, at 7 P.M.

REORGANIZATION MEETING MINUTES:

CALL TO ORDER:

Chairman Jake Gruver called the meeting to order at 7:00 p.m. followed by Roll Call.

ROLL CALL:

Planning Commission Members Jake Gruver, Randy Paul, Don Hentz, Chad Lebo and Dwight Hoffman, Solicitor Bruce Warshawsky, Engineer Alex Greenly, Ben Warner from Tri-County Planning Commission are present.

REORGANIZATION:

Chairman Jake Gruver turned over Chairman position to Vice-Chairman Randy Paul, who opened meeting for nominations for chairperson.

NOMINATIONS FOR CHAIR:

A **Motion** was made by Dwight Hoffman to nominate Jake Gruver and was seconded by Chad Lebo. Vote called. **Motion** carries 5-0.

CLOSE NOMINATIONS:

Turn Meeting over to elected Chairman Jake Gruver for nominations for Vice-Chair.

NOMINATIONS FOR VICE-CHAIR:

A **Motion** made by Chad Lebo to nominate Randy Paul for Vice-Chair and was seconded by Dwight Hoffman. Vote called. **Motion** carries 5-0.

CLOSE NOMINATIONS:

Chairman Jake Gruver called for nominations for Secretary.

NOMINATIONS FOR SECRETARY:

A **Motion** made by Chad Lebo to nominate Dwight Hoffman as Secretary and seconded by Randy Paul. Vote called. **Motion** carries 5-0.

CLOSE NOMINATIONS:

REGULAR MEETING MINUTES:

APPROVE MINUTES FROM MONDAY, DECEMBER 4TH, 2023:

A **Motion** was made by Randy Paul and seconded by Chad Lebo to approve minutes from Monday, December 4th, 2023. Vote called. **Motion** carries 5-0.

COMMENTS FROM THE FLOOR:

Potential buyer for Fern and Petal attended the meeting to have a couple questions answered on what need he would need to do open a coffee shop. It was advised that he would need to obtain building permits from Halifax Township and would need to check with the Pennsylvania about any certifications to open a business with a drive-thru.

OLD BUSINESS:

- **BILLOW SUBDIVISION:** A **Motion** was made by Randy Paul and seconded by Chad Lebo to grant and approve the request of three waivers which are Preliminary Plan Procedure: SLDO Section 404, Plan Scale: SLDO Section 405.1.a, and Curbs and Sidewalks: SLDO Sections 606 and 607. Vote called. **Motion** carries 5-0. A **Motion** was made by Randy Paul and seconded by Chad Lebo to conditionally approve the Billow Subdivision Plan subject to the completion of administrative comments from HRG, Inc. Engineer Alex Greenly's Review Letter #1 dated December 21st, 2023. Vote called. **Motion** carries 5-0.
- **ANDERSON LAND DEVELOPMENT PLAN-SOLAR PANEL FARM:** A **Motion** was made by Chad Lebo and seconded by Randy Paul to grant and approve the request of two waivers which are Preliminary Plan Procedure: SLDO Section 404 and Plan Scale: SLDO Section 405.1.a & 508.8.b.i. Vote called. **Motion** carries 5-0. A **Motion** was made by Randy Paul and seconded by Chad Lebo to conditionally approve the 455 Middle Road Solar Field subject to the completion of administrative comments from HRG, Inc. Engineer Alex Greenly's Review Letter #2 dated December 22nd, 2023, and financial security of \$55,640.00. Vote called. **Motion** carries 5-0.
- **TOBIAS FAMILY TRUST:** A **Motion** was made by Dwight Hoffman and seconded by Randy Paul to grant and approve the request of three waivers which are Preliminary Plan Procedure: SLDO Section 404, Plan Scale: SLDO Section 405.1.a, and Curbs and Sidewalks: SLDO Sections 606 and 607. Vote called. **Motion** carries 5-0. A **Motion** was made by Randy Paul and seconded by Dwight Hoffman to conditionally approve the Tobias Family Trust subject to the completion of administrative comments from HRG, Inc. Engineer Alex Greenly's Review Letter #1 dated December 20th, 2023. Vote called. **Motion** carries 5-0.
- **U & ME PROPERTIES (HALIFAX COMMONS)-CORNER LOT PLAN REVIEW:** No new comments. A time extension will need to be submitted by Monday, January 8th, 2024.
- **NEW STORMWATER MANAGEMENT ORDINANCE:** (NO NEW COMMENTS FROM THE SOLICITOR).
- **UPDATING TERMINOLOGY:** (NO NEW COMMENTS FROM THE SOLICITOR).

NEW BUSINESS:

- Camp Hebron Cabins: A discussion occurred about making changes to the original plans. It was advised that Camp Hebron would need to submit new plans with changes to be reviewed.

COMMENTS FROM THE FLOOR:

None

DISCUSSION:

None

ADJOURNMENT:

A **Motion** was made by Dwight Hoffman to adjourn at 7:50 p.m. and seconded by Randy Paul. Vote called. **Motion** carries 5-0.