

HALIFAX TOWNSHIP PLANNING COMMISSION
102 Fisher Street
Halifax, PA 17032
Regular Meeting Agenda
Monday, August 5th, 2024, at 7:00 P.M.

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, and Dwight Hoffman, Solicitor Bruce Warshawsky, and HRG, Inc. Engineer Alex Greenly were present. Tri-County Planning Commission Tanner Stroup and Planning Commission Member Chad Lebo were absent.

APPROVE MINUTES FROM MONDAY, JULY 1ST, 2024:

A **Motion** was made by Randy Paul and seconded by Don Hentz to approve the minutes from Monday, July 1st, 2024. Vote called. **Motion** carries 4-0.

COMMENTS FROM THE FLOOR:

None

OLD BUSINESS:

- **NEW STORMWATER MANAGEMENT ORDINANCE:** Tabled till next month.
- **UPDATING TERMINOLOGY:** Tabled till next month.
- **SIGN ORDINANCE:** Randy Paul provided a sample copy of the Sign Ordinance. Discussion focused on the sample Sign Ordinance of what Halifax Township is looking for as a Sign Ordinance.
- **FLAG LOT ORDINANCE:** Tabled till next month.
- **ANDERSON LAND DEVELOPMENT PLAN: PHASE 2:** A **Motion** was made by Randy Paul and seconded by Dwight Hoffman to recommend approval of two waivers of SALDO: Section 403.1: Preliminary Plan, Section 405.1.a.iv: Location Map Scale (1"=1,000' Requirement). Vote called. **Motion** carries 4-0. A **Motion** was made by Randy Paul and seconded by Dwight Hoffman to give conditional approval with the following conditions/contingences to be satisfied as set forth in the attached July 30th, 2024. Letter for HRG: Stormwater Management Comment 1, Solar Ordinance Comments 1-4, and Administrative Comments 1-4. Vote called. **Motion** carries 4-0.

NEW BUSINESS:

- **HALE LAND DEVELOPMENT:** A **Motion** was made by Randy Paul and seconded by Don Hentz to accept the Hale Land Development for review. Vote called. **Motion** carries 4-0. Question: Why four phases? PPL will only be approved in phases due to Megawatt. Why only limit to Halifax Township and not Jackson Township? Land drops off in Jackson Township.

COMMENTS FROM THE FLOOR:

None

DISCUSSION:

Discussion focused on Small Projects Provisions to Stormwater Management. This Ordinance will go before the Board of Supervisors on Monday, August 12, 2024, if the Board of Supervisors feels it is important to review since there seems to be a significant cost difference.

ADJOURNMENT:

A **Motion** was made by Dwight Hoffman to adjourn the meeting at 8:07 p.m. and seconded by Don Hentz. Vote called. **Motion** carries 4-0.