

**HALIFAX TOWNSHIP PLANNING COMMISSION**  
**102 Fisher Street**  
**Halifax, PA 17032**  
**Regular Planning Commission Meeting Minutes**  
**Monday, November 4<sup>th</sup>, 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, Chad Lebo, Don Hentz, and Dwight Hoffman, Solicitor Bruce Warshawsky, HRG, Inc. Alex Greenly, and Tri-County Planning Commission Tanner Stroup were present. Randy Paul was absent.

**APPROVE MINUTES FROM MONDAY, OCTOBER 7<sup>TH</sup>, 2024:**

A **Motion** was made by Dwight Hoffman and seconded by Don Hentz to approve the minutes from Monday, October 7<sup>th</sup>, 2024. Vote called. **Motion** carries 4-0.

**COMMENTS FROM THE FLOOR:**

None

**OLD BUSINESS:**

- **NEW STORMWATER MANAGEMENT ORDINANCE:**
  - **Article 2, 203: Development:** Any man-made change to improved or unimproved real estate, including but not limited to the construction, reconstruction, renovation, repair, expansion, or alteration of buildings or other structures; the placement of manufactured homes; streets, and other paving, utilities; filling, grading and excavation; mining; dredging; drilling operations; storage of equipment or materials; and the subdivision of land.
- **UPDATING TERMINOLOGY:**
  - **Article 3, 301, Definitions:**
  - **Flag Lots:** A lot not meeting minimum frontage requirements and where access to the public road is by a narrow strip of land or driveway. 30 Feet Width of Flag Lot?
  - **Sinkhole:** A hole or depression in the ground that results from surface material moving into subsurface pathways caused by the weathering process.
  - **Structure:** Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land which is erected or expected to be for at least 180 days.
  - **Article 4, 404, Preliminary Plan:** Twelve (12) printed copies and an electronic copy (of all required documents) along with an additional payment of \$1,000.00 as an initial deposit toward the Review Fees expected to be incurred in its review of the Preliminary Plan.
  - **Article 5, 502, Street Classification:** Local Streets instead of minor street.
  - **Article 5, 505, Lots:** Add Flag Lots.
  - **Article 6, 604, Sewer and Water Systems:** Sewage Facilities-4. Public Sanitary Sewage Systems.
  - **Article 8, 803, Professional Review Fees:** No comments.
  - **Article 10, Administration and Enforcement:** No comments.
- **SIGN ORDINANCE:** Tabled until next month.
- **FLAG LOT ORDINANCE:** Discussion occurred above under Updating Terminology.
- **HALE LAND DEVELOPMENT:** A Time-Extension was submitted and approved last month at both the Planning Commission and Board of Supervisors Meetings until January 2025.
- **SMALL PROJECTS PROVISIONS TO STORMWATER MANAGEMENT:** Tabled until next month.

**NEW BUSINESS:**

- **RISE STREET BEVERAGE:** Keith Heigel, for Light-Heigel & Associates, Inc. presented potential plans for a Dunkin Donuts, Rise Street Beverage, and a Pizza Shop. Keith Heigel is looking for feedback on the following: setback relief for an addition where the dumpster enclosure currently exists, on whether setback relief should be requested or a parking easement is preferred, sizing of the stormwater facility to handle the increased impervious, and any other comments are welcome as we move into the next design phase.

**COMMENTS FROM THE FLOOR:**

- **CAE SelfStorage:** Jeff Roma, owner of CAE SelfStorage, presented how he plans to build CAE SelfStorage in phases instead of all at once like the original plans for the site designed back at the end of 2021.

**DISCUSSION:**

None

**ADJOURNMENT:**

A **Motion** was made Chad Lebo by to adjourn the meeting at 8:39 p.m. and seconded by Don Hentz. Vote called. **Motion** carries 4-0.