

HALIFAX TOWNSHIP PLANNING COMMISSION
102 Fisher Street
Halifax, PA 17032
Regular Meeting Agenda
Monday, May 6th, 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, Chad Lebo, Don Hentz, and Dwight Hoffman, Solicitor Bruce Warshawsky, HRG, Inc. Engineer Alex Greenly were present. Tri-County Planning Commission, Tanner Stroup not present.

APPROVE MINUTES FROM MONDAY, APRIL 1ST, 2024:

A **Motion** was made by Randy Paul and seconded by Chad Lebo to approve minutes from Monday, April 1st, 2024. Vote called. **Motion** carries 5-0.

COMMENTS FROM THE FLOOR:

Mike Lebo: Subdivision and plan was recorded in 2012. Mike Lebo would like to obtain a deed for the subdivided property. Halifax Township Solicitor Warshawsky advised that Mike Lebo would be able to obtain one since the plan has been recorded.

OLD BUSINESS:

- **NEW STORMWATER MANAGEMENT ORDINANCE (NO NEW COMMENTS FROM THE SOLICITOR)**
- **UPDATING TERMINOLOGY:** Article 3 discussion focused on definitions:
 - **Structure:** replace with TCRPC model definition but deleting “without any foundation or footings,” but will add “not to exceed more than 180 days.”
 - **Flag Lot:** Question was raised on how wide it is to require a driveway to be, 25’ or 30’ feet in width? This will be decided at the next Planning Commission meeting.
 - Solicitor Warshawsky will incorporate approximately 3 pages of TCPRC notes into the SALDO. Many comments refer to a term that is used in our SALDO but is not defined in the definitions section of the SALDO Ordinance.
- **PLAN PROCEDURES:** Article 4 discussion focused on Plan Procedures:
 - The Planning Commission reviewed the red-lined version that Solicitor Warshawsky provided.
- **DESIGNED STANDARDS:** Article 5 discussion focused on Designed Standards:
 - The Planning Commission members are to review the entire article in anticipation of discussion to be had at the next Planning Commission meeting in more detail.
 - Article 5 is a large portion of SALDO. Sections 508, 509, and 510 refer to Stormwater Management which will be removed to become a separate ordinance. The Planning Commission Members should review Article 5 in preparation for the next Planning Commission Meeting.
- **IMPROVEMENTS AND CONSTRUCTION REQUIREMENTS:** Preliminary discussion on Section 606 Curbs and Gutters, it was decided that no changes were necessary in this section.

NEW BUSINESS:

None

COMMENTS FROM THE FLOOR:

None

DISCUSSION:

Tri-County representative Tanner Stroup was requested to be at the next Planning Commission Meeting, scheduled for June 3rd, 2024, at 7:00 p.m.

Sign Ordinance: Discussion occurred, and Chairman Bechtel of Halifax Township Board of Supervisors will bring this up at the next Board of Supervisors Meeting scheduled for May 13th, 2024, at 7:00 p.m. Randy Paul will gather some reference material for a possible Sign Ordinance.

ADJOURNMENT:

A **Motion** was made by Randy Paul to adjourn the meeting at 8:00 p.m. and seconded by Dwight Hoffman. Vote called. **Motion** carries 5-0.