

HALIFAX TOWNSHIP PLANNING COMMISSION
102 Fisher Street
Halifax, PA 17032
Regular Meeting Agenda
Monday, June 3rd, 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, and Tri-County Planning Commission Tanner Stroup were present.

APPROVE MINUTES FROM MONDAY, MAY 6th, 2024:

A **Motion** was made by Randy Paul and seconded by Chad Lebo to approve minutes from Monday, May 6th, 2024. Vote called. **Motion** carries 5-0.

COMMENTS FROM THE FLOOR:

Travis, representative for Burget and Associates, would like to know how to remove a sycamore tree along S. River Road to gain sight distance to develop the property owned by Garam Farhat. Advised to apply for a Highway Occupancy Permit.

OLD BUSINESS:

- **NEW STORMWATER MANAGEMENT ORDINANCE (NO NEW COMMENTS FROM THE SOLICITOR)**
- **UPDATING TERMINOLOGY:** Article 3 discussion focused on definitions.
 - **Flag Lot:** The Planning Commission would like for the Flag Lot to be 30' foot in width at minimum at driveway opening. The Flag Lot Ordinance should be on the agenda for the next Planning Commission meeting.
- **PLAN PROCEDURES:** Article 4 discussion focused on Plan Procedures.
 - The Planning Commission requested that Solicitor Bruce Warshawsky provide an updated red-line version prior to the next Planning Commission meeting.
- **DESIGNED STANDARDS:** Article 5 discussion focused on Designed Standards.
 - **Article 5, Section 501.5:** Change to Upon Completion of Zoning Ordinance instead of Upon Implantation of Zoning Ordinance.
 - **Article 5, Section 502.2:** Street Classification-Check with Tri-County for Street Classification. Change all minor streets to local roads.
 - **Section 502.2:** Private Roads-Prohibited?
 - **Section 514.A:** Private Roads-Mobile Homes?
 - **Article 5, Section 503:** Easements
 - **Article 5, Section 504:** Blocks-Design Standard
 - **Article 5, Section 505:** Blocks-Standard Lots should be incorporated as Flag Lots
 - **Article 5, Section 506:** Floodplains allow you to build but Floodways typically flood sooner usually harder to build.
 - **Floodplain Administrator:** Halifax Township Engineer
 - **Article 5, Section 507:** Erosion and Settlement
 - **Article 5, Section 508:** Stormwater Management Ordinance
 - **Article 5, Section 509:** Stormwater Management Ordinance
 - **Article 5, Section 510:** Stormwater Management Ordinance
 - **Article 5, Section 511:** Preparing and Buffer Standards
 - **Article 5, Section 512.2:** Landscaping Buffers-Parking Standards to be determined at next meeting.
 - **Article 5, Section 512.6:** Parking Island-subject to waivers

- **Article 5, Section 513:** Landscape Standards

- **IMPROVEMENTS AND CONSTRUCTION REQUIREMENTS:** Preliminary discussion on Article 6.

NEW BUSINESS:

- **SIGN ORDINANCE:** Discussion focused on IBC Requirements for Sign Ordinance. A request was made to review the IBC Requirements for Sign Ordinance specifically focusing on height, illumination, and location of a sign.
- **ROWE SUBDIVISION:** A **Motion** was made by Chad Lebo and seconded by Dwight Hoffman to accept the Rowe Subdivision for review. Vote called. **Motion** carries 5-0.

COMMENTS FROM THE FLOOR:

A question came up about who owns the corner in the center of Halifax where demolition occurred in the last year. It was advised that PennDOT owns the corner lot in the center of Halifax Borough.

DISCUSSION:

None

ADJOURNMENT:

A **Motion** was made by Randy Paul to adjourn the meeting at 8:25 p.m. and seconded by Chad Lebo. Vote called. **Motion** carries 5-0.