

**HALIFAX TOWNSHIP
PLANNING COMMISSION MEETING
JULY 6, 2011**

Call To Order: Chairman Ford called the meeting to order at 7 p.m.

Roll Call: Fred Ford, Bob Artman, Mark Reed, Randy Paul, Engineer Tom Wilson, Solicitor Bruce Warshawky are present. Steve Sipe is absent. Carolyn Nye is taping the meeting.

Approval of Minutes: Mark Reed made a motion to approve the minutes as written, seconded by Randy Paul, vote called, motion carried 4-0.

Business from the Floor: David Baker is inquiring about building a 20x80 garage and asks what stipulations are involved regarding this type project. The Solicitor stated if the building falls within 1,000 sq. ft. must comply with storm water regulations. If 2,000 sq. ft. a land development plan is required. The Engineer cited Section 508.10 of the SALDO under exemptions and modifications regarding a project must have no adverse erosive flow conditions. At the conclusion of this discussion Mr. Baker opted to submit a building permit application for a building under 1,000 sq. ft.

New Business: Harman Stove Plan - Bob Artman made a motion to recommend Tom Wilson's recommendations 1. A full set of revised Subdivision/Land Development Plans labeled "As Built", 2. a letter highlighting the changes from the approved Subdivision/Land Development Plans and the reasons for these changes and 3. A letter requesting full release of financial security based on the revised Subdivision/Land Development Plan, seconded by Randy Paul, vote called, motion carried 4-0.

Old Business: SALDO – The Board proceeded to review the SALDO and agreed to remove amusement park language under definition of land development. Discussion continued on mobile home parks regarding setbacks and lot sizes. Permit fees and licensing was discussed. The Board will review the parking issue and bring back to the next meeting.

Next Workshop: July 18 is the next workshop meeting.

Public Comment: None

Adjournment: Bob Artman made a motion to adjourn at 9:00, seconded by Randy Paul, vote called, motion carried 4-0.