

Halifax Township Planning Commission
102 Fisher Street, Halifax
Meeting Minutes
September 9, 2015 – 7:00 P.M.

Call to Order: Flo Mallonee called the meeting to order at 7:01 p.m.

Roll Call: Flo Mallonee, Dwight Hoffman, Randy Paul, Fred Ford, Solicitor Bruce Warshawsky, Engineer Steve Roe was present in place of Tom Wilson. Wendy Wentzel was absent.

Approval of Minutes from August 3, 2015 Planning Commission Meeting: Motion was made by Dwight Hoffman and second by Randy Paul to approve the Minutes of the Planning Commission meeting of August 3, 2015. Vote called. Motion carried.

Business from the Floor: None

Old Business:

Druckenmiller – Modular home on building lot – Robert Druckenmiller – Steve Roe will be rewriting the Memo for the Stormwater Management Plan to reflect the \$300 submitted in addition to the financial security agreement for the engineering fees/improvement and construction requirements. Either a check or a letter of credit from the lending institution will be provided and the check for \$300 returned to Robert Druckenmiller. The O & M Agreement needs to be executed and submitted to the Township.

New Business:

Flight Source – Bill Burch was in attendance representing Flight Source. **Motion** was made by Randy Paul and second by Fred Ford waiving the Preliminary Plan requirements under section 404, under 606 and 607 as the Township is not requiring curbs and sidewalks, final plan comments from Tom Wilson, Engineer, of B2, 3 and 4 will be addressed and there is no need for a waiver of section 508. Vote called. Motion carries 4-0.

Armstrong Valley Winery – **Motion** was made by Randy Paul and second by Fred Ford to accept the plans submitted by the Winery for review. There was discussion where this would be an agricultural building or commercial. It was determined that this building is a commercial due to its use being for processing. The O & M Agreement will need to be executed

Heath Altland - is considering a 31.5' x 31.5' pole barn for storing farm equipment on a parcel of land containing 60 acres. Closest neighbor of 158 feet. Due to his structure being under 1,000 square feet, no Stormwater application is needed. He is required to fill out a building permit application along with the fee for the application to submit to the Township.

Motion was made by Fred Ford and second by Randy Paul to make a recommendation to the Board of Supervisors to pay members of the Planning Commission a stipend for attendance at the regular monthly meetings. Vote called. Dwight abstained. Motion died. It was suggested that Wendy look into the subject further.

Adjournment: Motion was made by Fred Ford and second by Randy Paul to adjourn the meeting at 7:45 p.m. Vote called. Motion carried.

Respectfully Submitted,

Wendy M. Wentzel
Township Secretary