

Meeting Minutes
Halifax Township Planning Commission
102 Fisher Street
August 7, 2017 – 7:00 pm

Roll Call – Members Flo Mallonee, Fred Ford, Dwight Hoffman, Randy Paul and Chad Lebo were present along with Solicitor Bruce Warshawsky and Engineer Frank Gally from K & W Engineering.

Approval of the Regular Meeting Minutes from July 3, 2017 - Motion was made by Randy Paul and second by Fred Ford to accept the Minutes from July 3, 2017. Vote called. Motion carries 5-0.

Business from the Floor/Public Comment – None

Old Business

Lake Tobias Wildlife Park – Engineer Gally discussed his memo dated August 7th, and believes a traffic study should take place. Lake Tobias does not believe there would be any additional demands on the traffic and is asking for a waiver. After further discussion, a **Motion** was made by Fred Ford and second by Randy Paul to waive the recommendation for a traffic study. Vote called. Motion carries 5-0. **Motion** was made by Randy Paul and second by Chad Lebo to approve waivers #1 - Section 404 Preliminary Plan pertaining to preliminary plan procedure; waiver #2 on Engineer Gally’s memo of August 7, 2017 regarding the Easements and Right-of-ways due to the Cross-Easement Agreement and waiver #3 pertaining to the Lake Maintenance Easement due to the Cross-Easement Agreement identified on the cover sheet of the plan. Vote called. Motion carries 5-0. Discussion was had regarding the other comments of Engineer Gally’s memo dated August 7, 2017. **Motion** was made by Randy Paul and second by Chad Lebo to recommend approval conditioned upon satisfying item B(3) with a note designating the proposed well as agricultural use and at such time as the well converts to public use, Section 604.2 shall be complied with in regards to testing and the required report. Comment B(10) shall be conditioned upon the provision of detail sufficient for the Engineer to prepare the Financial Security Estimate and Comment 17 shall be conditioned upon the provision of detail on the plan to show the total number of parking spaces required and actual in use broken down by the number of spaces in each separate parking area in the park. Vote called. Motion carries 5-0. **Motion** was made by Randy Paul and second by Fred Ford to recommend for approval conditioned upon satisfaction of the “C” Comments as set forth in Engineer Gally’s August 7, 2017 correspondence. Vote called. Motion carries 5-0. Motion was made by Chad Lebo and second by Randy Paul to recommend approval conditioned upon the “D” comments of Engineer Gally’s correspondence dated August 7, 2017. Vote called. Motion carries 5-0.

A to Z Construction – Subdivision Land Development – the Planning Commission deferred any action on their plan due to some unresolved issues, including the possible need for a traffic study and there is a possibility those issues will not be resolved by their September Meeting. The applicant’s representative is agreeable to an extension if necessary since the 90-day deadline for approval occurs before our October 2017 meeting.

A comment was made by Anthony Trost that the Dauphin County Planning Commission does not share County comments to the applicants. The Planning Commission recommends that the Supervisors authorize a letter to go to Tri County Planning Commission to suggest that the applicant and/or their representative receive their county comments directly. They have only been sending them to the Township.

Mid Penn Bank, Land Development – After further comment on the submitted plans and responses to the Engineer’s comments, **Motion** was made by Randy Paul and second by Fred Ford to accept the waiver requests on the preliminary plan and impervious coverage. Vote called. Motion carries 5-0. **Motion** by Randy Paul and second by red Ford to recommend conditional approval based upon the satisfactory addressing of the comments B(1)-(21) and C(1)-(5) with a modification for B(20) would be addressed by note on the plan for sidewalks. Vote called. Motion carries 5-0.

Members 1st Credit Union, Land Development – Multiple discussions took place regarding the entrance and exit for the Credit Union. Discussion took place regarding Stormwater Management. Member’s 1st is working with the new Sheetz to be sure it doesn’t affect them. **Motion** was made by Randy Paul and second by Dwight Hoffman to recommend approval of waivers 1,2,3 and 4. Vote called. Motion carries 5-0. **Motion** was made by Chad Lebo and second by Fred Ford to waive C(36), 508(12)(c). Vote called. Motion carries 5-0. **Motion** was made by Fred Ford and second by Chad Lebo to recommend approval conditioned upon compliance with Engineer Gally’s memo dated August 3, 2016, comments B(1)-(12), 15, 16 with a modified note, 17-27, C(28) – (34), C(35) through a note on the plan to be drafted by the Township Solicitor providing for Township indemnification relative to third party actions due to unanticipated additional runoff, C(37) – (39) and D(40)-(43).

New Business

Borough of Halifax – **Motion** was made by Randy Paul and second by Fred Ford to accept the plans for review. Vote called. Motion carries 5-0.

Comments from the Floor/Public Comment – None

Adjournment – **Motion** to adjourn at 9:10 pm was made by Fred Ford and seconded by Randy Paul. Motion carried 5-0.

Respectfully Submitted,
Wendy M. Wentzel, Secretary