

HALIFAX TOWNSHIP PLANNING COMMISSION

102 Fisher Street

Minutes

Monday, March 1, 2021

7 PM

ROLL CALL: Jake Gruver, Dwight Hoffman and Randy Paul were present. Also present was Engineer Cathy Lee. Solicitor Bruce Warshawsky joined via phone. Chad Lebo and Flo Mallonee were absent. Flo Mallonee joined later at 7:10pm.

APPROVE MINUTES FROM: January 5, 2021 – Motion was made by Dwight Hoffman and second by Randy Paul to approve the January 5, 2021 Minutes. Vote called. Motion carries 3-0.

COMMENTS FROM THE FLOOR: None

OLD BUSINESS:

Sponsler Subdivision – Discussion regarding UCC regulations which have been replaced by IBC regulations sometime after 2006. Not sure when Halifax Township adopted the use of the newer IBC regulations. IBC may not have a carve out for “cabins” separately from other residential buildings. Randy Paul to following up on more research on this topic and report back at next meeting.

DDGJ Land Development – Waiver requests for sections 606 and 607 were discussed along with section 404 which has not yet been requested. **Motion** was made by Jake Gruver and seconded by Dwight Hoffman to approve all three waiver requests so long as appropriate notes are on the final drawings. Motion carries 3-0.

7:10 pm – Flo Mallonee joined the meeting in person

DDGJ Land Development – Discussion continued. Bill Burch is working on the Engineer comments. Has not had time to make all respond to all of them. Discussed a few of the major issues. Bill Burch will address some of the drafting errors and some general clean-up to the plans.

Discussion of possible extension at this time. Decided it will not be needed since original plans were submitted on January 5th, 2021 and we missed the Feb meeting – Engineering comments are dated February 22, 2021. **Motion** was made by Jake Gruver and seconded by Dwight to

recommend approval of the plans with the condition that all comments of February 22, 2021 are appropriately addressed. Motion carries 4-0.

Lepka – no action taken

Hornungs Land Development Plans – were submitted January 28th, 2021. **Motion** by Dwight Hoffman and seconded by Jake to accept the plans for review. Motion carries 4-0.

Ricker – no action taken

NEW BUSINESS

Cabin Affidavits – need clarification on date that UCC regs were replaced by IBC sometime after 2006. As stated, earlier IBC has no exceptions for “cabins” that the UCC did.

PROJECTS

Sketch plan fee schedule – No charge if a draft for discussion purposes only. If formal engineer comments are needed, then there is a fee.

Timetable for submissions before meetings – currently there is a 14 day requirement. Cathy Lee, Engineer and Bruce Warshawsky, Solicitor will review this and report back.

Fee schedule for SALDO – no discussion

Separation of Stormwater Management regulations from SALDO – pulling this out would be a rewrite of the SALDO. Cathy Lee, Engineer and Bruce Warshawsky, Solicitor will review this and report back.

Definitions in SALDO – discussion with further clarification for terms such as;

Structure verses tent

Permanent or temporary

Sinkhole

Impervious

No action taken

Review of sec 508/509/510 of SALDO – Stormwater management – no action taken

ADJOURN: Motion was made by Jake Gruver and second by Flo Mallonee to adjourn at 8:04 pm. Vote called and motion carries 4-0.

Respectfully Submitted,

Jake Gruver
Planning Commission Secretary