

HALIFAX TOWNSHIP PLANNING COMMISSION

102 Fisher Street

Minutes

Wednesday September 08, 2021

7:00 PM

ROLL CALL: Dwight Hoffman, Randy Paul and Jake Gruver were present. Flo Malonee joined by phone. Also present was Solicitor Bruce Warshawsky and Engineer Cathy Lee joined via phone. Chad Lebo was absent.

APPROVE MINUTES FROM: August 2 , 2021 – Motion was made by Jake Gruver and seconded by Dwight Hoffman to approve the August 2, 2021 Minutes. Vote called. Motion carried 3-0. Randy Paul abstained since he was not at the last meeting.

COMMENTS FROM THE FLOOR:

None

OLD BUSINESS:

Paul/Bowman Subdivision: All Engineer comments have been addressed. Still waiting for the Hydro Study from DEP due to being in a high nitrate area. Motion made by Flo Mallonee to recommend approval of the subdivision subject to Engineer final approval of changes and receipt of the Hydro Study. Seconded by Dwight Hoffman. Motion carried 3-0. Randy Paul abstained due to conflict of interest.

NEW BUSINESS:

McCleaf Subdivision – Motion by Jake Gruver to accept the application. Seconded by Dwight Hoffman. Motion carried 4-0.

Dan Snyder – questions regarding potential AIRbnb at a cabin he is building on one of the lots at the Harties subdivision. Randy Paul explained that according to the ICB if there are going to be more than 4 occupants it would be rated R-4 which would be a commercial building. If 4 or under it would be considered residential. Currently they have building permit for a pole building but will be applying for another permit for conversion to residential.

Jason Moshier – questions regarding potential subdivision on land on south 147, South River Rd. Kenny Bechtal explained that they would need to ask PennDot about an access permit to 147 and the concern they may have with sight lines due to the sycamore trees obstructing views. Jason asked about potential access from Lenker Estates which the property

abuts. Kenny Bechtal instructed Jason to find out from Lenker Estate developers if there is a street that might be accessed from the property in question.

Jason also asked about how to go about subdividing the land. He was given Bill Burch's (local surveyor) contact information for help preparing the applications for a potential subdivision.

Jason also inquired about water and sewer and was informed of the townships requirement for a minimum lot size of 1.5 acres to enable on site water and sewer.

ADJOURN: Motion was made by Dwight Hoffman and second by Jake Gruver to adjourn at 7:30pm. Vote called and motion carries 4-0.

Respectfully Submitted,

Jake Gruver
Planning Commission Secretary