

HALIFAX TOWNSHIP PLANNING COMMISSION

102 Fisher Street

Regular Meeting Agenda

July 6th, 2022, 7:00 P.M.

CALL TO ORDER: Chairman Jake Gruver called the meeting to order at 7:00 p.m.

ROLL CALL: Jake Gruver-Chairman, Randy Paul-Co-Chairman, Flo Mallonee, and Dwight Hoffman-Secretary, Bruce Warshawsky-Solicitor, Alex Greenly-HRG Engineer, and Ben Warner-Tri-County Regional Planning Commission were present. Chad Lebo, not present.

REGULAR MEETING AGENDA

APPROVE MINUTES FROM JUNE 6TH, 2022 were accepted with a **Motion** made by Co-Chair Randy Paul and seconded by Flo Mallonee. Vote called. **Motion** carries 4-0.

COMMENTS FROM THE FLOOR: N/A

OLD BUSINESS:

- **SEPARATING SALDO, UPDATING TERMINOLOGY, AND TIMELINE**-Ben Warner from Tri-County Regional Planning Commission reviewed some of SALDO changes with the Planning Commission and it was advised to review and discuss at the Planning Commission meeting.
- **RKM REAL ESTATE LDP (AKA Messick)**-Max Stoner from Glace and Associates, representing RKM Real Estate LDP made a request for four Waivers of SALDO which are: Section 606 & 607: Curbs & Sidewalks, Section 512.5: Islands shall be provided between every 10 spaces, Section 513.5: Standards of Street Trees, and Section 502.3(A): A Collector Street minimum of 60' R/W. A **Motion** was made by Flo Mallonee and seconded by Co-Chair Randy Paul to approve Waiver of SALDO Section 606 & 607: Curbs and Sidewalks conditioned upon the placement of a Note on the Plan that should Halifax Township require curbs and/or sidewalks in the future, such will be installed in accordance with SALDO then effect. Vote called. **Motion** carries 3-1-0. A **Motion** was made by Co-Chair Randy Paul and seconded by Flo Mallonee to recommend plan approval subject to the letter dated June 27th, 2022, from HRG if the following conditions/contingencies are satisfied: Subdivision and Land Development Comments 1-5, and Administrative Comments 1-4. Vote called. **Motion** carries 4-0.
- **SYCAMORE RIDGE LDP**-Chad Zimmerman, from Dawood Engineering was in attendance to present Sycamore Ridge LDP, requested a waiver for Section 502.3: Private Roads Prohibited, Section 606 & 607: Curb and Sidewalks, Section 513.5: Street trees, and Section 707: Street lights. Solicitor Warshawsky advised that there is no need to request a waiver for Section 502.3: Private Roads Prohibited. Advised the need for approved Traffic Impact Study and Highway Occupancy permit for improvements and activities located in the State Right-of-Way.

NEW BUSINESS:

COMMENTS FROM THE FLOOR: Mr. Robert Haas brought up a question of traffic at Halifax Area School District and the idea of a by-pass.

DISCUSSION:

ADJOURNMENT: Motion made by Flo Mallonee to adjourn at 8:31 p.m. and was seconded by Co-Chair Randy Paul. Vote called. **Motion** carries 4-0.

DRAFT