

1. **CALL TO ORDER**

Chair Mark Stevenson called the meeting to order at 7:01 p.m. Other Supervisors present were Andy Merritt, Barbara Spencer, Todd Kirsten and Danelle DelCorso. Staff present were Susan Steele, Township Manager; Jim May, CRPA and Erica Ehley, CRPA. PC Members present were Jeff Martin, Kathy Kelley, Jason Little, Melissa Gartner and Lorin Nauman. Residents & others in attendance: None.

2. **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

3. **CITIZEN COMMENTS**

There were no citizen comments.

4. **MINUTES**

- ***MOTION: Ms. Spencer moved to approve the meeting minutes of March 10th, 2016; Ms. Del Corso seconded; Ms. Del Corso requested staff check the spelling for Squier; Vote 5-0-0; Motion Carried.***

5. **MOTION TO APPROVE ADVERTISING REQUESTS FOR PROPOSALS FOR AUDITING/FINANCIAL ADVISING SERVICES TO BEGIN JANUARY 1, 2017**

- ***MOTION: Ms. Del Corso moved to approve advertising requests for proposals for auditing/financial advising services to begin January 1, 2017; Mr. Kirsten seconded; Vote 5-0-0; Motion Carried.***

6. **MOTION TO APPROVE ADVERTISING REQUESTS FOR PROPOSALS FOR PENSION PLAN SERVICES TO BEGIN JANUARY 1, 2017**

- ***MOTION: Ms. Del Corso moved to approve advertising requests for proposals for pension plan services to begin January 1, 2017; Ms. Del Corso seconded; Vote 5-0-0; Motion Carried.***

7. **PRESENTATION BY PLANNING COMMISSION OF RECOMMENDATIONS FOR INDUSTRIAL AND COMMERCIAL ZONES**

Mr. Little introduced Kathy Kelley to the Board of Supervisors and stated she has been very helpful and he is glad she is serving on the Planning Commission.

Mr. Little stated the changes to the zoning came about by looking at the Comprehensive Plan and realizing it could potentially look like a residential map with no true agriculture. The Planning Commission has been working to update the zoning, implement the zoning and create a dense development area since 2014. The dense development area would be placed in the eastern area of the Township and preserving the western end for agriculture. Mr. Little provided a future map which includes these zones excluding Ag Residential. Mr. Little stated there are seven total zoning updates and one yield plan regulation.

Agriculture Zone – Mr. Little stated this zone went from one acre lots to ten acre lot minimums. Mr. Little explained that the Planning Commission took out the more commercial uses out of Ag and put them in the commercial and limited industrial zones. Mr. Little stated there were some minor changes to the setbacks.

Agriculture Residential – Mr. Little stated this is a new zone. It would put a buffer between higher density and residential neighborhoods. The zone is potentially to be placed between Sawmill Road and the high density development area. This would allow for small farmettes to be placed on 3-10 acre lots.

Residential – Mr. Little stated there were minor revisions but nothing has really changes in this zone. It is one home per one acre.

Secretary

Residential 2 – Mr. Little stated this is a new zone. This would allow for duplexes, townhomes, bed & breakfasts opportunities and would give more flexibility. There would be a one acre minimum. This could have some small Commercial uses. Mr. Little commented that this zone was not placed on the map but the Planning Commission felt that the area around the Village Zoning District would be a good area to place this type of zoning.

Commercial – Mr. Little commented that there were no changes other than some minor formatting changes and uses. There is a one acre minimum.

Industrial – Mr. Little stated there were no changes other than some minor cleanup in uses.

Planned Community District (PCD) – Mr. Little stated this is a new zone. There would need to be a one hundred acre minimum. This zone would be placed in the eastern end of the Township, east of Sawmill Road and South of State Route 550. There would be a master plan process. This would be a denser development with three units per acre. It would preserve existing features and mirrors what Patton Township has done.

Yield Planning Regulation – Mr. Little explained this would figure out the sewage needs up front and whether the property perks for sewage.

Mr. Little stated the next steps would be to send the recommendations to the Zoning Officer, Solicitor and take comments from the Board of Supervisors. Mr. Little commented the zoning map would need to be formalized, there would need to be listening sessions and then finalizing it as a whole.

Mr. Stevenson questioned what commercial and industrial uses did not make sense for the Ag district.

Mr. Little stated that bowling alleys, car race tracks, golf courses, commercial schools, drug stores, machine and service shops and office buildings did not make sense in the Ag district.

Mr. Stevenson stated assuming the Township builds a new building doing a private/public partnership, does the Township building need to be in a particular area?

Mr. Little stated it would fit in the Planned Community District (PCD).

Mr. Kirsten questioned whether there was an inter-municipal agreement where uses can be swapped out so they are allowed and adhering to the MPC but they are not a permitted use in our PCD.

Mr. May stated there have been no formal discussions but there is some level of protection in place if you don't allow for every single use under the MPC. Mr. May stated he proposed that the municipalities look into an inter-governmental agreement.

Mr. Kirsten stated he would like some sort of investigation into this before this district is written and before it gets to the stage of public hearings and possible approval.

Mr. Kirsten questioned how the Planning Commission handled any discussions on alternative energy uses.

Mr. Little stated they did not have that discussion.

Mr. Kirsten questioned whether they discussed affordable housing and commented that perhaps now is the opportunity to require a certain percentage of affordable housing.

Mr. Little stated this was discussed at length. Mr. Little stated the denser development would have more affordable housing and there is language allowing up to a maximum of 25%.

Mr. Kirsten questioned Mr. May if one of the neighboring municipalities that actually requires a certain amount of housing that falls under our threshold for affordable housing in Halfmoon Township.

Secretary

Mr. May stated the State College Borough has a program for affordable housing. College Township has a required program for a certain percentage of acres to be affordable housing. Mr. May commented that nothing is shared within the Centre Region.

Ms. Spencer stated she thought Mr. Kirsten made a good point with affordable housing and would also like to see it required.

Mr. Stevenson questioned whether anything in the Ordinance would proscribe the Township from participating in the County Land Trust and does it fit into the PCD or R2?

Mr. May stated nothing specifically proscribes you from participating.

Mr. Kirsten questioned when the SWAT would take place. Mr. Kirsten commented he had some concern of the impact of this type of development on Grayswoods School and emergency services.

Mr. Little stated the Planning Commission had already prepared the SWAT and presented to the Board of Supervisors at a Planning Commission meeting last year. Mr. Kirsten had not attended.

Mr. Kirsten discussed that he was concerned that the wind turbine and mini cell tower language was not looked at and reiterated that now is the time to make those changes.

Ms. Steele stated the Planning Commission was only looking at underlying zoning districts right now and would look at other aspects next year because those are stand alone Ordinances.

Mr. Kirsten stated he would like any of the language in zoning looked at now.

Ms. Steele stated if that was done then the Planning Commission would not be able to meet the timeline per the Board of Supervisors.

Ms. Del Corso recommended that any stand alone Ordinance should be handled separately. Ms. Del Corso stated the Planning Commission should get through the zoning and then the Board of Supervisors can prioritize other items of concern.

Mr. Stevenson stated he would like to have the Planning Commission look at affordable housing with the zoning and not get bogged down with stand alone Ordinances right now.

Ms. Spencer thanked the Planning Commission.

Ms. Steele questioned whether the Board wanted the Planning Commission to look at affordable housing prior to sending the recommendations to the Zoning Officer and Solicitor. The Board agreed that they wanted this done prior to review by the Zoning Officer and Solicitor.

Mr. Stevenson thanked the Planning Commission, Staff and the Centre Region Planning Staff and stated he was impressed with what they have seen tonight.

8. MANAGER'S REPORT

Ms. Steele reviewed her report.

Ms. Steele reviewed the timeline for the remediation to begin in the offices, vestibule, meeting room and bathrooms. The Board did not recall approving remediation in the bathrooms, vestibule and meeting room. Ms. Steele stated they approved it by motion at the last meeting. Ms. Steele stated all the paneling would be removed and the building would have to be closed to the public and staff. Ms. Steele stated she scheduled the Board of Supervisors meetings to be held at the Patton Township meeting room.

Ms. Steele stated the drainage work would begin in May and staff would also be participating in Riff Raff. The Public Works Department would also be removing wall and bathroom fixtures. The Municipal building, including the meeting room, will be closed to everyone starting June 1, 2016.

Secretary

The Board stated they would like to meet with Mr. Walt Schneider from the Centre Region Code Agency prior to any rebuild to ask questions.

Best Practices and Sustainability Fair. Ms. Steele presented an idea to encourage educating citizens both residential and Ag in diminishing their nutrient pollution. Ms. Steele suggested speaking with Brothers Pizza to see if during one of their summer events to have the County Conservation, PSU Extension, Clearwater Conservancy, DEP Sanitarian, DEP reps and the Department of Ag to educate raingardens and meadows and best Ag practices. The Board approved this suggestion and requested Ms. Steele move forward with this.

PSU Sustainability Fair. Ms. Steele restated

Ms. Steele suggested joining into a regional agreement with the Borough for IT networking services. The Board would like to join depending on the cost.

9. SUPERVISORS' REPORT

Ms. Del Corso stated she attended the Public Safety Committee meeting and it was just an informational meeting. Ms. Del Corso commented that two fire marshals are going to be hired, there was a sale of apparatus and there were code reports.

Mr. Kirsten stated the Easter Party was wonderful and thanked everyone who attended. Mr. Kirsten thanked the Park & Recreation Board and the Port Matilda Fire Company.

Mr. Kirsten reminded citizens that March 28th was the last day for voter registration and this can be done online now by going to www.pavoterservices.state.pa.us

Mr. Stevenson stated he attended the Spring Creek Watershed Commission meeting and they voted unanimously to hire a full time AmeriCorps position for \$9700.00 a year fixed cost. This person will be housed in the Clearwater Conservancy building.

Mr. Stevenson commented he attended the Executive Committee and they reviewed the output of all the COG Committees that looked at what they were doing, how they were doing it and how they can do it better or differently. This will be in the General Forum packets and then will go to each municipality for comments and be in place before the next COG program plan.

Ms. Spencer reminded the Board there will be a General Forum for the Upper Bald Eagle Halfmoon COG on April 5th at the Port Matilda Borough building.

Ms. Spencer reminded the Board the Centre County Association of Township Officials (CCATO) will be held March 31st at the Patton Township building. NIMS training will be held prior to the conference.

10. ADJOURNMENT

There being no further business before the board, the meeting was adjourned at 8:24 p.m.

- **MOTION: Ms. Spencer moved to adjourn the meeting at 8:24 p.m.; Ms. Del Corso seconded; Vote 5-0-0; Motion Carried.**

Secretary