

1. **CALL TO ORDER**

Chair Mark Stevenson called the meeting to order at 7:02 p.m. Other Supervisors present were Barbara Spencer, Andy Merritt, Ben Pisoni and Todd Kirsten. Staff present were Susan Steele, Township Manager; Amy Smith; Township Clerk; D.J. Liggett, CRPA; Melissa Gartner, PC; John Stevens, PC; Jeff Martin, PC; Danelle DeCorso, PC and Jason Little, PC. Residents & others in attendance: Adrianna Rosa,

2. **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

3. **CITIZEN COMMENTS**

There were no citizen comments.

4. **MINUTES**

- ***MOTION: Mr. Kirsten moved to approve the meeting minutes of July 10th, 2014; Mr. Pisoni seconded; Vote 5-0-0; Motion Carried.***

5. **THANK YOU AND APPRECIATION TO INTERN ADRIANA ROSA**

Ms. Steele stated Ms. Rosa has contributed to the Township by working on the personal policy, attending COG & General Forum meetings, work plan and guidelines for the Open Space Preservation Program and newsletter. Ms. Steele commented Ms. Rosa did an excellent job and staff is appreciative. The Centre Region COG members and Elected Officials had kind words to say about Ms. Rosa. The Board thanked Ms. Rosa. Ms. Rosa thanked the Board for having her.

6. **PLANNING COMMISSION PRESENTATION ON AG ZONING DISTRICT RECOMMENDATIONS**

Ms. Steele stated the Planning Commission has been working on reviewing the Ag zoning district for the last nine months. Ms. DeCorso introduced other Planning Commission members present. Ms. DeCorso commented that the Planning Commission attended a February meeting to provide a summary of what the Planning Commission was working on and stated the purpose is to coordinate community development, minimize current problems, anticipate future challenges and improve governmental processes and functions. Ms. DeCorso stated the goals for the Planning Commission are to; restructure the Agricultural zone to preserve agricultural character of the township, move land uses to where they make the most sense and can benefit the future of the township, reduce potential of suburban sprawl, analyze zoning proactively, rather than reacting to development and allow for higher density housing options and mixed use. The Planning Commissions approach is to always look to the strategy/goals of the Board of Supervisors and always stay informed. Ms. DeCorso reviewed the future land use map. Ms. DeCorso stated the Planning Commission reviewed all township zones resulting in a draft list of changes to current zones and a draft map of possible zone locations.

Ms. DeCorso reviewed the 2014 work program that the Planning Commission has been working on that resulted in a more citizen-friendly ordinance. Ms. DeCorso reviewed the current statement of intent and stated there were some contradictory statements. Ms. DeCorso reviewed the proposed statement of intent which would be more compatible with the use. Ms. DeCorso discussed the current and proposed permitted, accessory and conditional uses. The Planning Commission moved some of the uses to another zone to stay more consistent with Ag zoning. Ms. DeCorso commented the Planning Commission made a table of the permitted, accessory uses and conditional uses to make it more user friendly that provides the allowable uses, lot requirements and yard setback requirements. Ms. DeCorso reviewed the Ag zone impacts. There was discussion on telecommunications facilities and zones they can be placed within. Ms. Liggett commented that just because there is a ridge overlay that does not mean there can be no development but the development would be done soundly. Ms. Steele commented the township cannot eliminate telecommunications. Ms. DeCorso stated the Planning Commission is recommending a ten acre minimum for development in the Ag district. This would change from the one acre requirement to ten acres. Ms. DeCorso stated the Planning Commission is also recommending a 50 acre minimum for recreation uses within the Ag district. Ms. Steele stated the County Clean & Green program is 10 acres. There was discussion on the soils suitability map. Mr. Pisoni questioned how reliable the data is from the map. Ms. Steele stated the Open Space Preservation Board is looking at this map for leasing justification where the Planning Commission is looking at it for Zoning. Ms. Liggett explained that the map is just a guidance and

Halfmoon Township is in two watersheds that need to be protected so the Board should want to protect the watersheds from sandmounds, etc.

Ms. Spencer questioned whether the Planning Commission limited quarry and extraction due to gas drilling to protect the watersheds. Ms. DeCorso commented that it was one reason. Ms. Spencer stated that because Halfmoon Township has zoning we are required by law to provide zoning for all uses. Ms. Liggett stated that is true within reasonable use of the land.

Ms. DeCorso stated the Planning Commission is not finished with the review but will provide a formal presentation once it is completed. Mr. Stevenson thanked the Planning Commission and Ms. Liggett and commented that he is impressed with their forethought and accomplishments. Ms. Liggett commented the Planning Commission has good discussions and this is the result of working together.

7. PRESENTATION OF SUGGESTED PERSONNEL POLICY DEFINITION CHANGES

Ms. Steele presented the Board with her suggested changes to the Personnel Policy and stated she would like to work on this in sections. The Board agreed with Ms. Steele's suggested changes.

8. CONTINUED DISCUSSION OF NEW MUNICIPAL BUILDING FROM 7/10/14 MEETING

Ms. Steele presented a power point outlining the talking points in the letter of intent. After discussion the Board felt they needed more time to review and requested staff to draft a letter to the developer stating such and requested the Planning Commission discuss what type of zoning they would like to see on the eastern end of the township.

9. MANAGER'S REPORT

Ms. Steele questioned what the Board would like to have available for the discussions on the shortfall for discussion at the next meeting. Mr. Kirsten requested Ms. Steele have the impact on the reserve fund transfers. Mr. Stevenson commented that he would like an articulation of procedures so this does not happen again. Mr. Stevenson stated he would like to look at actual numbers and not projected numbers.

10. SUPERVISORS' REPORT

Mr. Merritt suggested that citizens be mindful of their speed on Smith Road. Mr. Merritt requested that staff contact the Philipsburg State Police and request their presence on Smith Road.

11. ADJOURNMENT

There being no further business before the board, the meeting was adjourned at 9:17 p.m.

- ***MOTION: Mr. Kirsten moved to adjourn the meeting at 9:17 p.m.; Mr. Pisoni seconded; Vote 5-0-0; Motion Carried.***

Secretary