

1. **CALL TO ORDER**

Chair Mark Stevenson called the meeting to order at 7:00 p.m. Other Supervisors present were Andy Merritt, Ben Pisoni, Todd Kirsten, and Barbara Spencer. Staff present were; Susan Steele, Township Manger; Amos Goodall, Solicitor; David Piper, Zoning Officer; D.J. Liggett, CRPA; Don Franson; Township Engineer; Danelle DelCorso, PC Chairman; Residents & others in attendance: Fred Henry, Bill Donley, Joel and Linda Hockinson, Sheena Sovich, Don and Toni Houtz, Scott Pirmann, Ellen Aschenbrenner and Toni Duchi.

2. **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

Todd Kirsten requested a moment of silence for Ross Township victims and a letter of condolences to be sent to Ross Township.

MOTION: Mr. Stevenson moved to approve moment of silence and letter, Ms. Spencer second; Vote 5-0-0-; Motion Carried.

3. **CITIZEN COMMENTS**

There were no citizen's comments.

4. **TREASURER'S REPORT**

MOTION: Mr. Merritt moved to approve the Treasurer's Report dated August, 8th, 2013; Ms. Spencer seconded; Vote 5-0-0-; Motion Carried.

5. **BILLS LIST**

MOTION: Ms. Spencer moved to approve the Bills List dated August 8th, 2013; Mr. Kirsten seconded; Messrs. Stevenson, yea; Kirsten, yea; Merritt, yea; Ms. Spencer, yea; No Nays; Mr. Pisoni abstained due to Water Co. bill Vote 4-0-1-; Motion Carried.

6. **MINUTES**

MOTION: Mr. Kirsten moved to approve the minutes dated July 11th, 2013; Mr. Merritt seconded; Vote 5-0-0-; Motion Carried.

7. **APPROVAL KRISTIE A. AND RICHARD WEISS WAIVER OF TOWNSHIP CODE: 215-26, FIRE PROTECTION WATER SUPPLY REQUIREMENTS FOR DEVELOPMENTS OUTSIDE OF COMMUNITY WATER SYSTEMS**

A. Two waivers requested that a 75,000 lbs. limit be removed. Six inch stone base is required.

MOTION: Mr. Merritt moved to approve that the 75,000 limit be removed, Mr. Kirsten seconded; Vote 5-0-0-, Motion carried.

B. Plan needs to show some method of water use for fire protection. Choices are adequate sprinkler systems that meet NFPA standards or a 4,000 gallon water tank.

MOTION: Mr. Merritt moved to approve adequate revisions to implement the structures for fire protection water supply requirement; Mr. Kirsten seconded; Vote 5-0-0-, Motion carried.

8. **APPROVAL OF NAME KAT TY LANE FOR PRIVATE SHARED DRIVEWAY FOR WEISS SUBDIVISION FOR 911 PURPOSES ONLY**

MOTION: Mr. Kirsten moved to approve the name of Kat Ty Lane for private shared driveway for Weiss Subdivision for 911 purposes; Mr. Pisoni second; Vote 5-0-0-, Motion carried.

Secretary

9. APPROVAL OF PRELIMINARY/FINAL PLAT OF SUBDIVISION FILED BY KRISTIE AND RICHARD WEISS OF PARCEL 17-4-14F

MOTION: Ms. Spencer moved to approve the Preliminary/Final Plat of Subdivision filed by Kristie and Richard Weiss of parcel 17-4-14F; Mr. Kirsten seconded; Vote 5-0-0-, Motion carried.

10. PUBLIC HEARING OF AMENDMENT TO THE HALFMOON TOWNSHIP CODE TO REVISE TOWNSHIP SECTION 112, KNOWN AS THE "HALFMOON TOWNSHIP DRIVEWAY ORDINANCE." THE AMENDMENT WILL DEFINE A SHARED DRIVEWAY AS SERVING NO MORE THAN TWO LOTS IN ALL ZONING DISTRICTS AND WILL REQUIRE A PERMIT AND AN APPLICATION TO REVIEW PROCESS FOR A SHARED DRIVEWAY. THE AMENDMENT WILL ALSO INTRODUCE A WAIVER PROVISION AND STANDARDS FOR WHICH AN APPLICANT MAY REQUEST A WAIVER.

Mr. Stevenson opened the public hearing at 7:20 p.m. Ms. Steele provided a presentation and there were no comments from the Solicitor, the Supervisors or the Public. Mr. Stevenson closed the public hearing 7:28 p.m.

MOTION: Mr. Merritt moved to approve Ordinance No. 2013-09, Halfmoon Township Amendment-Chapter 112, An Amendment to the Halfmoon Township Code to revise Section 112, known as the Halfmoon Township Driveway Ordinance; Mr. Pisoni seconded; Vote 4-1-0; Messrs. Stevenson, yea; Merritt, yea; Pisoni, yea; Ms. Spencer, yea; Mr. Kirsten, nay, No abstentions; Motion carried.

11. PUBLIC HEARING OF AMENDMENT TO THE HALFMOON TOWNSHIP SUBDIVISION REGULATIONS TO REVISE SECTION 215, STREETS. THE AMENDMENT WILL DEFINE A PRIVATE STREET AS ACCESSING NO MORE THAN FOUR LOTS AND INCLUDE REQUIREMENTS FOR PRIVATE STREETS SUCH AS A RECORDED HOMEOWNERS MAINTENANCE AGREEMENT, IDENTIFY THE WIDTH REQUIREMENTS AND REQUIRE STREET SIGNS.

Mr. Stevenson opened the public hearing at 7:29 p.m.

Ms. Steele discussed the definition of the Amendment as any private street as serving no more than 4 lots. The new revision will also require a wavier provision and maintenance agreement. Mr. Stevenson commented that passing this in no way requires a Homeowners Association. Mr. Stevenson requested the Homeowners Association be stricken and keep the maintenance agreement to be in a recordable form.

Mr. Joel Hockinson of Brown Circle voiced his concern stating that no owners have written any type of agreements, what does this mean? Mr. Goodall stated that this will not affect Mr. Hockinson. Mr. Scott Pirmann of Uni Road stated his concern of having four lots on Uni Road, he is one of two homes on Uni Road with a third lot already in existence, what will happen to that lot? Mr. Pirmann does not want a forth lot. He wants all land owners to agree and suggested a road maintenance agreement to get a building permit. Ms. Liggett maintained that for RPD Design standards, the Planning Commission felt private roads should be more expandable in the future.

Mr. Stevenson closed the public hearing at 7:52 p.m.

MOTION: Mr. Merritt moved to approve Ordinance No. 2013-10, Halfmoon Township Code to revise Section 215-16, Streets of Halfmoon Township Subdivision regulations; Ms. Spencer second; Vote 5-0-0-, Motion carried.

12. PUBLIC HEARING OF AMENDMENT TO REVISE TOWNSHIP CODE CHAPTER 255, SECTIONS 7, 13, AND 36 DEALING WITH USES PERMITTED BY RIGHT IN THE AGRICULTURAL DISTRICT TO ALLOW THE MAINTENANCE OF KENNELS TO BE A USE PERMITTED BY RIGHT. THE AMENDMENT WILL ALSO DEFINE KENNELS AS A FACILITY FOR THE BOARDING, BREEDING, GROOMING, SALE OR TRAINING OF DOGS AND CATS FOR WHICH A FEE IS CHARGED AND DELETE THE CURRENT DEFINITIONS OF KENNELS FOUND IN THE TOWNSHIP ZONING CODE.

Mr. Stevenson opened the public hearing at 7:52 p.m.

Ms. Steele provided a presentation. The two page Amendment states that kennels are to be only in the AG districts. Ms. Liggett stated that the Planning Commission talked about additional uses. The Centre Region Planning Commission felt that they could revisit Pet Cemeteries and Doggie Daycares consistent with other Centre Region

Municipalities Ordinances. Mr. Bill Donley of 251 Granny Lane complained that this process started eighteen months ago and that this will grandfather eighteen months of discussion. He is opposed to allow this kennel to take place. He also stated that it is against democratic process in townships. Mr. Donley states that if we allow kennels in the AG district hundreds of buildings can now be kennel operations. A letter of concerned citizens opposing the kennel as well was read by Mr. Donley and submitted to the Centre Region Planning Commission. Mr. Donley also expressed his anger at the money the township invested in this matter. He stated that he has nothing against Nittany Greyhounds but does have concerns about the Health and Safety of the number of people on the roads. Mr. Don Houtz of 25 TLD Circle stated that encouraging the township to vote against the ordinance will affect all existing buildings in the Agricultural zone. He also stated that the Board of Supervisors need to design a Land Development Plan and Guidelines for home occupation and would like them to be consistent. Mr. Houtz also provided a video regarding his concern for safety. Mr. Houtz also offered to sell the township the Right of Way and encouraged the Board of Supervisors to consider this and vote in a professional manner. Ms. Ellen Aschenbrenner of 30 TLD Circle stated that this was a kennel before and a kennel after, close 550 if you are worried about children on road. Mr. Pirmann responded to Mr. Houtz's video commenting, why don't you build a better road? Mr. Pirmann stated that there are many different types of kennels and that the Board of Supervisors need to research them for the state of PA, kennels of any type is legal in township, this kind is grandfathered in. Mr. Houtz stated that the last permit issued, no commercial permit was issued by the township, and we are overturning that also? He also commented that we should revise permits before revising zoning.

Ms. Spencer stated that some of these things go with kennels, does make problems with limits to cats and dogs. Ms. Spencer also stated that every farm is a commercial activity. To resolve our issue with kennels we need to clean up ordinances. She however stated that she doesn't understand the health issue. But suggests that speed bumps would suffice. Ms. Spencer stated that we need to move on. She express concerns with the monies spent.

Mr. Houtz stated there are 9 commercial facilities in township, he urges the Board of Supervisors to be consistent, commercial is commercial and residential is residential.

Mr. Merritt stated that there are agricultural kennels, referencing still on kennels and grandfathering in we are cleaning up our language. Mr. Pirmann asked about the acreage limits. The Planning Commission suggested no set acreage limits for the number of animals allowed. Ms. Steele responded that we are reviewing all districts in the future. In conclusion, Mr. Stevenson stated that by this action the township is not imposing any more liability on Don Houtz. We are already open for kennels in all districts. Mr. Stevenson also stated that we limit local government interference and we don't want to get into the regulation business. We follow building codes, not businesses, just structure.

Mr. Stevenson closed the public hearing at 8:20 p.m.

MOTION: Mr. Merritt moved to approve Ordinance No. 2013-08, Halfmoon Township Code amendment-Chapter 255, Sections 7, 13, and 36, An amendment to the Halfmoon Township Code to revise section 255-13, dealing with uses permitted by right in Agricultural District (A-1) and amend the definition of kennels; Ms. Spencer seconded; Vote; 5-0-0-, Motion carried.

13. MOTION TO AWARD BID FOR AUTUMN MEADOW BASKETBALL COURT

Ms. Steele questioned whether the Board of Supervisors wanted a Basketball court with a wall, if so this will require a building permit. Mr. Franson stated there is a 15 year life span. Mr. Kirsten stated he wants to stay within the budget. Mr. Merritt stated that they could budget it in for next year. Mr. Stevenson suggested looking into grants and that an eight foot wall may not be high enough and that we may not want a higher wall. The Board decided to put the wall off for future discussions.

MOTION: Mr. Merritt moved to award Ameron Construction the bid for the Basketball Court without the wall for \$26,989.15; Mr. Pisoni seconded; Vote 5-0-0-, Motion carried.

14. APPROVAL TO ADVERTISE FOR PUBLIC HEARING THE TOWNSHIP'S NEW OFFICIAL MAP FOR PUBLIC HEARING ON 10/13/13

Ms. Liggett stated that the Planning Commission would like to keep the 600ft link kept between Lutz Lane and Shanelly Drive. This will reserve the right for the township to construct in future. Ms. Liggett also stated that it's a long loop around, a shortcut could be beneficial. Ms. Liggett stated the official map will have to be sent to the county.

Mr. Kirsten questioned the intent to build there. Ms. Spencer suggested keeping it on the map. Mr. Merritt agreed as well to keep it on the map. Mr. Stevenson stated this issue will be brought to a public hearing.

MOTION: Mr. Kirsten moved to approve the advertisement of the Public Hearing for the Official Map on 10/13/2013; Ms. Spencer seconded; Vote 5-0-0-, Motion Carried.

15. APPROVAL TO APPROVE RESIGNATION OF ALLEN WILSON AS A PLANNING COMMISSION MEMBER

MOTION: Mr. Kirsten moved to approve Mr. Wilson's resignation; Ms. Spencer seconded; Vote 5-0-0-, Motion Carried.

16. MOTION TO APPROVE SUSAN STEELE AS AN ALTERNATE ZONING OFFICER FOR THE TOWNSHIP OF HALFMOON

MOTION: Ms. Spencer moved to approve Ms. Steele as alternate zoning officer; Mr. Kirsten seconded; Vote 5-0-0-, Motion Carried.

17. MOTION TO APPROVE T.A. WILKINSON AS AN ALTERNATE SEWAGE ENFORCEMENT OFFICER FOR THE TOWNSHIP OF HALFMOON

MOTION: Ms. Spencer moved to approve Mr. Wilkinson as an alternate sewage enforcement officer; Mr. Kirsten seconded; Vote 5-0-0-, Motion Carried.

18. MANAGER REPORT

Ms. Steele reviewed the Managers report. Ms. Steele reviewed the present zoning district in conjunction with the draft of future land use plan by Planning Commission, such as permitted uses, and accessory uses.

Ms. Steele also discussed the progression of the new Code Software that is being implemented, and that Ms. Smith has been in training for the new software.

Mr. Stevenson added that there has been some vandalism in the Foxboro area as well as Autumn Park.

Ms. Steele stated that 5-6 people are interested in a position on the PC, OSPB or P&R Board.

19. SUPERVISORS REPORT

Mr. Merritt requested that if anyone has knowledge of the break-ins and vandalisms please report it to the Philipsburg State Police. Mr. Merritt also commented on the fantastic staff.

Mr. Stevenson request a personnel manual for next year and an ICMA intern. Mr. Stevenson would also like a revised policy to follow practice.

20. ADJORNMENT

There being no further business before the board, the meeting was adjourned at 9:15 p.m.

MOTION: Mr. Kirsten moved to adjourn the meeting at 9:15 p.m.; Mr. Merritt seconded; Vote 5-0-0-, Motion Carried.

Secretary