

1. **CALL TO ORDER**

Vice-Chair Todd Kirsten called the meeting to order at 7:00 p.m. Other Supervisors present were Barbara Spencer, Andy Merritt and Ben Pisoni. Staff present were Susan Steele, Township Manager and Amy Smith, Township Clerk. Jason Little, PC; Lorin Nauman, PC; Danelle Del Corso, PC; John Stevens, PC; Melissa Gartner, PC; DJ Liggett, CRPA. Residents & others in attendance: Jeff Stover, 2016 Township Solicitor.

2. **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

3. **CITIZEN COMMENTS**

Ms. Spencer requested that the Board award Mr. Lee Pressler with a good citizenship award for his work on the FCC.

Ms. Steele purchased and presented gift cards to members of the Planning Commission who will be leaving the Commission at the end of the year. Ms. Steele also presented Ms. Liggett with a gift card. Ms. Steele thanked the members and stated she enjoyed working with them.

Ms. Steele introduced Mr. Jeff Stover who will be the Township Solicitor beginning January 1, 2016.

4. **MINUTES**

- ***MOTION: Mr. Merritt moved to approve the meeting minutes of November 12, 2015; Ms. Spencer seconded; Vote 4-0-0; Motion Carried.***

5. **PUBLIC HEARING ON FY 2016 BUDGET**

Mr. Kirsten opened the public hearing at 7:02 p.m.

Ms. Steele reviewed a PowerPoint with charts and graphs. There were no comments.

Mr. Kirsten closed the public hearing at 7:08 p.m.

6. **MOTION TO APPROVE RESOLUTION NO. 2015-13, ADOPTING THE TOWNSHIP'S FY 2016 BUDGET**

- ***MOTION: Mr. Merritt moved to approve the Resolution No. 2015-13; A Resolution of the Township of Halfmoon adopting the budget of the Township for FY 2016; Mr. Pisoni seconded; Vote 4-0-0; Motion Carried***

7. **MOTION TO ENTER INTO A TWO YEAR LEASE WITH AN OPTION TO RENEW FOR THE TOWNSHIP OFFICES WITH EDWARD AND JOSEPHINE FINDLEY BEGINNING ON OR ABOUT DECEMBER 15, 2015 OR JANUARY 1, 2016, WHICHEVER IS FIRST, AT THE RATE OF \$750.00 PER MONTH**

Ms. Steele stated she recommended completing remediation until spring of 2016. Ms. Steele commented she and Ms. Smith met with Mr. & Mrs. Findley to discuss renting the office space adjoining Brother's Pizza in Stormstown. The rent will be \$750.00 a month and Ms. Steele is recommending a two year lease. Ms. Steele stated Comcast will provide services. Ms. Steele commented Hoy Transfer, the Findley's, Penco and Comcast are awaiting confirmation for this move. Ms. Spencer questioned whether the office would be closed during packing. Ms. Steele commented that it would be limited service. Mr. Pisoni suggested closing the office from December 21-23 for staff to move and unpack. Ms. Steele stated she had no issue with closing the office during that time. Mr. Kirsten questioned why it had to be a two year lease vs. one year. Ms. Spencer commented that she hoped the next move would be to a new office. Mr. Kirsten stated he would like the motion to state that the Board approved a one year lease with an option to renew for another year. Ms. Spencer stated she would also like to see the drainage put in now.

- ***MOTION: Mr. Merritt moved to approve a one year lease with an option to renew for another year with Mr. & Mrs. Findley; Ms. Spencer seconded; Vote 4-0-0; Motion Carried.***

Ms. Spencer reiterated that she would like the drainage worked on now. Ms. Steele stated there would need to be quotes and the Engineer would need to design the drainage. The Board requested Ms. Steele put this on the

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agenda for December 10th and have materials ready from Mr. Brown and Mr. Franson. The Board requested Mr. Brown and Mr. Franson attend the meeting.

8. PRESENTATION BY PLANNING COMMISSION OF RECOMMENDATIONS FOR R-1 (Revised), R-2 (New Zone), A/R (New Zone) and PCD (Planned Community Development-New Zone):

Mr. Little presented a power point presentation reviewing current zoning and proposed future zoning. Mr. Little stated the proposed updates the Planning Commission worked on in 2014 to the Agricultural Zoning Ordinance are as follows: overhauled the Agricultural intent statement, proposed updates to permitted ag uses, proposed 10 acre minimum lot size, proposed a simplified table defining standards for the Ag zone and recommending removing the Rural Preservation District. Mr. Little commented the goal is to get away from 1 acre lots and simplify the Ordinance by table formatting.

Mr. Little stated in 2015 the Planning Commission reviewed the proposed mixed use area (e.g. development potential, environmental impacts, adjacent land uses, etc.), developed a draft Planned Community District (PCD) zoning ordinance, developed a draft Agricultural Residential Ordinance (A-R), and Rural Residential Ordinance (R-2), proposed an update to the existing Rural Residential Ordinance (R-1) and reviewed permitted uses for PCD, R-1, R-2 and A-R.

Mr. Little provided an Ordinance Summary.

A/R – minimum lot size 3-10 acres, single family residential, limited agriculture, transitional zone between higher and lower densities.

R-1 - 1 acre, single family residential, low density development

R-2 – 1 acre, diversity of housing types and character, single family and two family residential

PCD – Variable minimum acre lot size, higher density, variety of land uses, served by public sewer

Mr. Little explained what is in the PCD Ordinance; draft based upon neighboring Patton Township – Grays Woods PCD Ordinance, Master Plan process, submission requirements, zoning standards, density requirements and open land requirements. Mr. Little stated that the Ordinance is 90% complete. Ms. Spencer questioned what the impact would be for the citizens of Sawmill Road. Mr. Little explained that the property between the PCD and Sawmill Road would be buffered by an A-R district. Mr. Little stated the PCD required 30% parkland.

Mr. Little stated the Planning Commission hoped to take these Ordinances and make them two pages with a table chart. The Planning Commission will do a final review and update the Industrial and Commercial Zoning Ordinance in 2016.

Mr. Kirsten stated he had concerns with mixed use districts being a catchall and may contain uses that may not fit Halfmoon Township. Ms. Liggett commented the Township has to allow for all uses. Mr. Kirsten mentioned the Planning Commission should look for other references to Rural Preservation in the Code. Ms. Spencer stated the Township had a talented Planning Commission. Mr. Kirsten thanked the Planning Commission for volunteering their time and the effort they put forth and stated he shares Ms. Spencer's sentiments.

9. MANAGER'S REPORT

Ms. Steele provided a written report.

10. SUPERVISORS' REPORT

General Forum- There was no report provided.

Finance Committee- Mr. Kirsten stated the Finance Committee reviewed the comments on 2016 Centre Region COG budget and stated the budget will go to the November General Forum. Mr. Kirsten wished everyone a Happy Thanksgiving.

Executive Committee- There was no report provided.

Public Service Committee- There was no report provided.

TLU Committee- There was no report provided.

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Public Safety- There was no report provided.

Human Resources Committee- There was no report provided.

CCMPO Coordinating Committee- There was no report provided.

Upper Halfmoon Bald Eagle COG- There was no report provided.

Spring Creek Water Commission- There was no report provided.

Any Additional Supervisor Reports- Mr. Merritt reminded citizens to fill out their Port Matilda EMS membership forms. Mr. Merritt requested staff purchase more shovels for the ice rink.

11. ADJOURNMENT

There being no further business before the board, the meeting was adjourned at 8:01 p.m.

- ***MOTION: Ms. Spencer moved to adjourn the meeting at 8:01 p.m.; Mr. Pisoni seconded; Vote 4-0-0; Motion Carried.***