

**Halfmoon Township  
PLANNING COMMISSION  
Meeting Agenda**

November 18, 2014 - 7:00 pm  
Halfmoon Township Municipal Building, 100 Municipal Lane

---

**1. CALL TO ORDER**

Ms. DeCorso will call the meeting to order.

**2. CITIZEN COMMENTS**

Members of the public are invited to comment on any items not already on the agenda. Please defer comments relating to specific items on the agenda until the item is called by the Chair.

**3. APPROVAL OF MINUTES**

The minutes from the October 21, 2014 Planning Commission meeting have been posted to the Planning Commissioners' web page.

**4. REPORTS**

- a. Board of Supervisors Update - *meeting of 11/13/14*
- b. Zoning Officer's Report
- c. CRPC Update - *meeting of 11/06/14*
- d. Open Space Board Update - *meeting of 11/5/14*

**5. ACT 153 OPEN SPACE PROGRAM - PROPERTY REVIEW**

The Open Space Board has completed its review of the following application for participation in the Halfmoon Township Act 153 Open Space Program and has recommended that the property be added to the program:

<b>Application #</b>	<b>Applicant Name</b>	<b>Acreage</b>	<b>Land Rating</b>
2014-34	Sandra (Peters) Podgurski	40.25	10.22

Background information, including a map of the property, has been posted to the Planning Commission's web page.

In accordance with the Open Space Preservation Ordinance, the Planning Commission is required to review the recommendation of the Open Space Board and prepare a recommendation to the Board of Supervisors regarding adding the property to the Open Space Program. The Planning Commission may request any additional information necessary to prepare a recommendation regarding the application.

This application was previously considered for inclusion in the Act 153 Open Space Program in 2012, but was subsequently withdrawn to address a legal issue. As noted in the Land Rating System Report, approximately 12 acres of the property identified is located within the Village Zoning District.

The Open Space Preservation Ordinance also requires the Planning Commission to prepare a recommendation regarding the payment of advances on the 99 year leases for properties in the Open Space Program. The applicant has requested a 10 year advance, which the Open Space Board recommends for approval. In accordance with current requirements, a mortgage and note are now required to be signed between the landowner and Township for the amount of the advance monies

**Action:** Motion to refer a recommendation to the Board of Supervisors regarding the property proposed for inclusion in the Act 153 Open Space Program.

Motion to refer a recommendation to the Board of Supervisors regarding advance payments and execution of the required mortgage and note by the 2014 applicant in the Act 153 Open Space Program.

6. **DE-BRIEF OF THE PEER TO PEER WORKSHOP**

On October 2, 2014 members of all of the Centre Region municipal planning commissions gathered to discuss future growth trends and issues of mutual interest. Halfmoon Township was well-represented with five out of seven members present. Those who attended should note any key "take-away" messages they heard to help CRPA prepare for a future event.

**Action:** Discussion item only. No action is required from the Planning Commission.

7. **FUTURE LAND USE MAP IMPLEMENTATION - ZONING**

**Mixed Use Area - Review of Rural Village Zoning Ordinance**

During the September meeting, the Planning Commission began discussing potential land uses for the "mixed use" area and the strategies that could be used to encourage developers to incorporate neighborhood commercial uses as part of the overall development plan. Examples of strategies are included in the Patton Township Planned Community zoning district (available on the Planning Commission web page). In addition, members recalled the significant amount of work that was done previously on Halfmoon Township's Rural Village zoning district related to mixed use development. The Planning Commission agreed to review the Rural Village zoning ordinance to determine whether some portion of that document, particularly the portion related to the trigger points for future commercial development, could be incorporated into the future Planned Community zoning district.

A 12 page excerpt of the 122 page Rural Village zoning district ordinance has been posted to the Planning Commissions' web page for review and consideration. In addition to the trigger points for commercial development (Section 1300.5, Page 9) the Planning Commission may also want to review the purpose of the former Rural Village zoning district (Section 1300.1, page 3) and the list of possible land uses featured on the last page.

In anticipation of a joint meeting with the Board of Supervisors in January, staff will be compiling a visual survey (photos) of a variety of local land uses--both good and bad--to help the Planning Commission and Board visualize what they would like to see in the Planned Community zoning district. If members of the Planning Commission have suggestions for land uses that should be included in the survey, they should offer them at the meeting.

**Action:** The Planning Commission should review the former Rural Village zoning district ordinance and compare the strategies and land uses in that regulation with the Patton Township Planned Community zoning district to determine how they would like to proceed with future zoning in the mixed use area of the Township.

8. **MATTER OF RECORD**

A. The Planning Commission's next meeting is scheduled for **December 2, 2014**. Last year, the Planning Commission cancelled its December meetings in favor of a holiday get together. Members should decide how they would like to proceed this year.

- B. A joint meeting with the Board of Supervisors has been *tentatively* scheduled for **January 20, 2015**, to discuss the potential land uses for inclusion in a new Planned Community zoning district.
- C. During its September 16, 2014 meeting, the Planning Commission reviewed maps of the proposed "mixed use" area identified on the Future Land Use Map, focusing on environmental features such as forested land, wetlands, steep slopes, etc. As a result of the review, the Planning Commission expressed interest in meeting with Katie Ombalski from ClearWater Conservancy to discuss environmentally sensitive areas that should be preserved from high density development. Katie was not available for this meeting, but has agreed to provide information at a future meeting.

9. **ADJOURNMENT**