

**HALFMOON TOWNSHIP**  
**Planning Commission Meeting**  
**January 6, 2015**  
**7:00 pm**

Present: Jeff Martin, Lorin Nauman, Melissa Gartner, John Stevens, Jason Little, Sam Evans, Danelle DelCorso

Others present: D. J. Liggett, CRPA; Nicole Gross, Recording Secretary; Susan Steele, Township Manager

**1. Call To Order**

Chair, Ms. Liggett called the meeting to order at 7:01 p.m.

**2. Appointments of Planning Commission Board**

*a. Appointment of Chair of the Planning Commission*

Mr. Evans nominated Ms. Del Corso as Chair. Mr. Little seconded. Ms. DelCorso expressed interest in having the Chair rotate among members and nominated Mr. Little as Chair. Mr. Stevens seconded. Ms. DelCorso thanked members for considering her nomination, but she withdrew from consideration. Mr. Stevens moved to close the nominations. Ms. DelCorso seconded. Vote in favor of Mr. Little as Chair of the Halfmoon Township Planning Commission was unanimously approved, 7-0.

*b. Appointment of Vice-Chair of the Planning Commission*

Mr. Stevens nominated Ms. Gartner as Vice Chair. Ms. DelCorso seconded. Mr. Stevens voted to close the nominations and Mr. Nauman seconded. Vote in favor of Ms. Gartner as Vice Chair of the Halfmoon Planning Commission was unanimously approved, 7-0.

*c. Appointment of Secretary of the Planning Commission*

Mr. Stevens nominated Mr. Martin as Secretary. Ms. Gartner seconded. Mr. Stevens voted to close the nominations and Ms. DelCorso seconded. Vote in favor of Mr. Martin as Secretary of the Halfmoon Planning Commission was unanimously approved, 7-0.

*d. Appointment of representative and alternate to the CRPC*

Motion was made by Mr. Stevens and seconded by Mr. Nauman that Mr. Evans and Mr. Little continue to serve as the Representative and Alternate to the CRPC. Vote in favor was 7-0.

*e. Appointment of representative to the Township Open Space Board*

Motion was made by Mr. Stevens and seconded by Ms. DelCorso that Mr. Nauman continue to serve as the Planning Commission representative to the Open Space Board. Vote in favor was 7-0.

**3. Approval of Meeting Dates for 2015**

Motion was made by Ms. DelCorso and seconded by Mr. Nauman that the Planning Commission retain the 1st and 3rd Tuesdays of the month as their meeting

dates for 2015. The exceptions are May 19 and November 3, which are election days. Vote in favor was unanimous, 7-0. Meeting dates for 2015 are as follows: January 6 and 20; February 3 and 17; March 3 and 17; April 7 and 21; May 5 and 12; June 2 and 16; July 7 and 21; August 4 and 18; September 1 and 15; October 6 and 20; November 10 and 17; and December 1 and 15.

#### **4. Citizen Comments**

There were no citizen comments.

#### **5. Approval of Minutes**

Mr. Stevens moved to approve the November 18, 2014 meeting minutes. Ms. Gartner seconded. Vote in favor was 7-0.

#### **6. Reports**

##### *a. BOS Update*

Ms. Steele reported the Board of Supervisors held a reorganization meeting on January 5, 2015. Mr. Stevenson will remain as Chair. Mr. Kirsten was elected Vice Chair.

##### *b. Zoning Officer's Report*

Ms. Steele reported that she can no longer serve as Alternate Zoning Officer due to her elected status as Tax Collector. As a result, Halfmoon is outsourcing this position to Patton Township on a contract basis. Halfmoon Township will pay hourly for this position. Ken Soder (Zoning Officer for Patton Township) and Eric Vorwald (Planner with CRPA) will be available for any issues that may arise. Ms. Steele asked whether the Planning Commission wants to have Mr. Soder regularly attend Planning Commission meetings? The Planning Commission recommended that Mr. Soder be invited to the meetings on an "as needed basis."

##### *c. CRPC Update-*

Mr. Little stated that primary focus of the meeting was discussion of a draft response letter from the CRPC regarding a University Area Joint Authority request to update to the Act 537 Sewage Facilities Plan. This item will be addressed later in this meeting.

##### *d. Open Space Board Update –*

No meeting. Mr. Nauman reported that the Board is scheduled to meet January 7, 2015.

#### **6. Future Land Use Map Implementation - Zoning**

Ms. Steele stated that photos Ms. Gartner took around the Centre Region will help with the visuals when discussing with the Board of Supervisors what is desired in the future "mixed use area" of the Township. The pictures will help to identify what types of homes the Township has and show options for affordable housing for future residents. Mr. Nauman stated that maybe it should be perceived as "attainable housing" rather than "affordable housing" which has a negative connotation. Ms.

Liggett agreed, noting that one of the things the Board of Supervisors has mentioned is variety or diversity of housing types. Ms. Gartner stated her preference for development that is no more than three stories high, to fit in with the Planning Commission's efforts to retain the rural landscape. Ms. Gartner noted that housing developments need to accommodate not just established families but also new college graduates and young families that can't afford the average priced home in the Centre Region. Ms. Liggett stated the median sales price for homes in the Centre Region is \$235,000. A household would have to earn more than \$55,000 to afford a median priced home. Ms. Steele stated maybe the Planning Commission needs to consider townhomes as an alternative that would be more affordable than single-family homes.

Mr. Little asked what the BOS wants to see. He felt that the discussion of development in the township needs to be between the township and the developer. All parties need to be involved in making more affordable housing that is not perceived as "low income housing projects." He asked what types of development the Township can support (i.e. commercial, industrial, and residential). Ms. Liggett noted that the Township may need additional information to determine whether higher density, mixed use development will be tax revenue neutral or tax revenue positive for the Township.

Mr. Evans suggested that the Planning Commission meet with the BOS with an outline of what they envision to give both parties a starting point in creating a zoning district for future development. Ms. DelCorso suggested that the mix of uses should be based on the percentages discussed in previous meetings. Ms. Steele stated that having more pictures than words or ordinances will be the best approach for the initial meeting with the BOS. Mr. Little stated he would like to present a general outline to the BOS on February 17, 2015. Mr. Little stated that higher density development for more affordable housing on smaller lot sizes will mean the extension of public sewer, but there should be some assurance that public sewer will not extend beyond a certain point. Mr. Nauman pointed out that in terms of Township revenues, there is a difference between tax revenues from a \$50,000 home and a \$250,000 home. He said revenues are also the reason why developers build \$250,000 homes versus \$50,000 homes. Ms. Steele said that in order to put together an estimate of revenue production, she would need the developer to sketch out a development plan to show number of houses, length of roads, etc.

## **7. Matter of Record**

### **a. CRPC: UAJA Letter-**

Ms. Liggett explained that she provided a copy of UAJA's letter regarding an update of the Act 537 Sewage Facilities Plan because of the reference it makes to future public sewer in Halfmoon Township. The Planning Commission noted that Halfmoon Township is still in discussion about public sewer; therefore, this issue is premature at this point. A decision on future sewer service in the Township cannot be recommended by the PC or made by the BOS until there is a better understanding of the future zoning, which is currently under discussion.

- b. Clearwater Conservancy-  
Mr. Little stated that the Planning Commission is still interested in hearing from Clearwater Conservancy regarding the environmental issues associated with future development in the eastern end of the Township. He suggested that the PC devote the next two meetings to preparing and finalizing an outline for discussion with the BOS on future zoning and then request a meeting with Clearwater in March.
- c. The next meeting of the Planning Commission is scheduled for January 20, 2015. Agenda items include: preparing for the joint meeting with the BOS on mixed use, the 2014 Annual Report, and the 2015 Work Program.

**8. Adjournment**

Motion. Ms. DelCorso moved to adjourn. Mr. Stevens seconded. The motion carried, 7-0. The meeting was adjourned at 8:41 p.m.

Respectfully submitted,  
Nicole Gross  
Recording Secretary