

- October 2 and 16
- November 13 and 20 (Nov. 6 meeting changed due to election day)
- December 4 and 18

4. Citizen Comments

None

5. Approval of December 20, 2011 Minutes

Motion. Mr. Stevens moved to approve the minutes of December 20, 2011. Mr. Finkelstein seconded. Vote: 5-0.

6. Reports

a. BOS Update

Ms. Steele said that Mr. Mark Stevenson and Mr. Andrew Merritt were reappointed as chair and co-chair. The BOS will still meet on the second and fourth Thursdays of the month. This was basically a reorganizational meeting. The BOS will hold the first of the presentations on the new municipal building. Ms. Steele prepared a PowerPoint on the issues connected with the new building and will put it on the Township website. Since the feasibility study was completed, Township staff found toxic mold in the current municipal building. Ms. Liggett, Ms. Steele, and Mr. Piper met with Code and the Township consultant; their recommendation was that the only way to remediate this type of toxic mold is to take the building down to its steel frame. Ms. Steele also reported that the current building has septic issues; she receives a phone call every time the building is rented. The current septic system cannot be enlarged because of proximity to the existing stream. One option is to install a holding tank. She will ask the BOS what their wishes are. The initial plan was to keep the current building for social groups, like Daisy Scouts and Summer Park, while conducting Township business at a new building at Autumn Meadow Park. However, since the mold has been discovered, this building cannot be used without substantial renovations. The best case might be to make the existing building into a pavilion and upgrade the bathrooms. However, the parking situation at Autumn Meadow is not optimal. The parking lot at that park has 60 spaces, and Ms. Steele also receives complaint calls from residents about over-parking there.

There are other concerns: A holding tank would need to be pumped out once each month. Centre Region does not supply public restrooms for its parks. Does this mean the Township would need to rent more porta-potties for the summer months? If the summer youth program is moved to Autumn Meadow, they would have no access to the Municipal Park playground. The current building's meeting capacity is 84 with chairs; that limit is regularly exceeded. The bathroom is only rated for 100 people, but regular use is approximately 250. The Township's liability insurance will not allow children to be transported, unless by public transportation or by a Township vehicle (literally two at a time). These points will be discussed at the BOS meeting on January 12, in addition to reviewing the bills list and appointing an auditor. This year the auditor will review the township books (general funds and Open Space funds) and the pension plan. Staff has also

suggested adding the following to the Township fee schedule: if someone applies for Component Three sewer planning module (community on-lot or COLDS), he/she would have to provide an application fee of \$10,000. Mr. Maloney's total is currently at \$9,700.

b. Zoning Officer's Report

No report.

c. CRPC Update

Ms. Del Corso and Ms. Liggett reported the CRPC is moving forward with the Comprehensive Plan sections. The transportation element was reviewed. The CRPC also reviewed a handbook for new CRPC representatives to help with orientation. CRPC received a copy of the Best Management Practices for comments, and it will then be forwarded to TLU for comments. This was a recommendation from the Economic Development Study to provide guidance to developers on the development review and approval process. Ms. Steele clarified that this was so zoning processes could be streamlined and kept consistent within the communities. Zoning officers are now meeting to compare notes and simplify the permit processes. She added that Code is buying new software, so citizens could complete forms electronically without duplicating effort.

7. Act 153 Open Space Program – Property Review and Advance Payments

The Open Space Board has reviewed and recommended three new properties to be added to the OSP.

- 2011-32, Sandra Podgurski (31.50 acres)
- 2011-33, Sandra Podgurski (40.25 acres)
- 2011-34, Wayne and Margaret Friling (30.00 acres)

Ms. Liggett clarified that the PC is required to make a recommendation to the BOS for each of the properties. Members discussed # 2011-33 because 12.5 acres of this property (the front third along Route 550) is located in the Village Zoning District. If this property would be added to the OSP, development there will be restricted for 99 years. The total of the Village Zoning District is 135 acres, and this would remove 12.5 acres (9.25%). Ms. Liggett suggested that one option would be to recommend only that portion of the property outside the Village Zoning District for inclusion in the OSP. Mr. Tylka asked for clarification that the lot could be split, and only the back two-thirds be entered into the OSP; Ms. Steele said that was possible. Ms. Liggett added that the back acres could still access Route 550 with an easement.

Mr. Eberhart asked if Ms. Podgurski was aware that those 12.5 acres are in the Village Zoning District, and what it would mean to lock down development for 99 years. Ms. Steele suggested that staff contact Ms. Podgurski, clarify the location of those 12.5 acres, get her reaction, and report back to the PC at the January 24 meeting.

Mr. Stevens asked if any other municipalities had faced this issue. Ms. Liggett said that Halfmoon Township's program is unique. She added that the OSP has requirements/limits on what can happen with a property in its program. The OSP

rules would trump any underlying zoning, and Ms. Podgurski could not go back and develop this particular property in accordance with the Village District until the Open Space lease expired in 99 years. Mr. Eberhart and Ms. Liggett asked which was more important to the Township, open space or village development?

Mr. Finkelstein moved that the PC should table any recommendation on #2011-33 until the January 24 PC meeting after staff contacted Ms. Podgurski. Mr. Stevens seconded. Vote: 5-0.

The Friling farm property application for Halfmoon's OSP is running simultaneously with their application for the Huntingdon Township OSP. This property (#2011-34) would add to an existing cluster of properties already in the OSP. The other Podgurski property (#2011-32) is located off Loveville Road near Dunkirk Road, and is part of the Fry Development. Mr. Eberhart reported that it is a nice piece of agricultural land, and Mr. Tylka said it might be part of a designated Important Bird Area.

Motion. Mr. Eberhart moved to recommend the BOS include properties #2011-32 and #2011-34 in the Act 153 OSP. Mr. Stevens seconded. Vote: 5-0.

Ms. Steele said once properties were recommended for inclusion, the PC needed to vote on advance payments. She explained that the BOS allocated \$40,000 for advance payments for OS properties; Township staff recommended the Open Space Board split that money three ways for these properties. The Open Space Board took that recommendation and would give the property owners approximately \$10K, \$13K, and \$9K, unless Ms. Podgurski reduces the number of acres she includes for #2011-33.

Mr. Tylka explained that this money was paying the last ten years of the 99 years up front. Based on current funding, this funding will continue in perpetuity assuming the OSP suspends the five-year recurring twenty-year advances.

Mr. Eberhart said that the OSP was slowing until the Advance Payments were implemented. Ms. Steele said those monies are no longer available. Mr. Tylka said that while the Wildlife Corridor took short-term money, the Township does not have enough tax revenue every five years to continue the twenty-year advances. Ms. Steele said that more than ten people took over \$100,000 in advances, which is more than a million dollars. Mr. Tylka said the fifteen properties every five years is approximately \$750,000 while the Township collects \$140,000 in revenue annually.

Motion. Mr. Tylka moved to recommend to the BOS advance payments for properties #2011-32 and #2011-34. A recommendation for an advance payment for #2011-33 will be tabled until the January 24 meeting to determine how many acres Ms. Podgurski wishes to include in the OSP. Mr. Stevens seconded. Vote: 5-0.

8. Public Meeting on Parks and Trails

Ms. Del Corso said previously the PC had discussed inviting the PRB to a joint meeting on January 24 to discuss the public meeting. Ms. Liggett is still gathering information on the cost of other amenities to have available during the presentation. The goal of the joint meeting is to discuss the public meeting, select a date, and let the PRB discuss what they want to feature in their part of the presentation.

Ms. Steele will attend the PRB meeting tomorrow (January 11, 2012) and will invite them to the PC meeting on January 24. Discussion continued about possible alternate locations for the public meeting; Ms. Liggett said she would contact the Halfmoon Christian Fellowship Church and Mr. Jason Coopey of Way Fruit Farm to gauge interest in using each facility for the public meeting.

9. Matter of Record

- A copy of the Ridge Overlay District regulations for Ferguson Township is available on the PC web page. This will be scheduled for discussion at a future meeting.
- A memorandum from Mr. Jim May, CRPA Director, regarding the municipal review process for Development of Regional Impact requests was distributed by staff and has also been posted to the PC web page. This may be a topic of discussion at a future meeting.
- The next PC meeting will be held on January 24, one week later than usual.
- Ms. Del Corso said the PC should discuss a work plan for 2012. Ms. Steele said that the BOS would like the PC to review the shared driveway issue and the rural preservation issue. Mr. Eberhart also said that codification should come up this year. Ms. Del Corso suggested saving the work plan discussion for February 7 since the PRB is being invited to the January 24 meeting.
- Mr. Eberhart thought the MPC stated that the PC should submit an annual report. He said that previous reports were chronological accounts of PC activity over the past year. Discussion continued about PC history, and Ms. Del Corso offered to prepare a summary of the highlights of 2011 for the next PC meeting.

10. Sewer Discussion

Ms. Steele said the PC should plan a discussion when it completes its report on Sewage Implementation. Recent Township activity has shown the need for a more effective review. For example, the Township should have clear guidelines on O&M (operation and maintenance). Ms. Liggett said DEP states a municipality can require a developer to do whatever the municipality feels necessary to prove competency in managing the system long-term. Ms. Steele added the Township can only bond up to 50%. A system could be assigned to another agency like UAJA or must be designed per UAJA's specifications. At many regional meetings, the sentiment is that municipalities should make sure their zoning and permitted uses are consistent with the Comprehensive Plan and Regional Growth Boundary, which will then come back to local PCs. As an example, Ms. Liggett commented that if a municipality has zoning in place that says a developer can build a store or shopping center but he/she must use on-lot systems, the permitted use does not match the sewer requirements. The zoning must match the infrastructure (sewer).

Mr. Tylka asked Ms. Liggett to clarify. She said the existing regional growth boundary is big enough to accommodate growth in the Region for the next 30 years. In order to expand the RGB, all six municipalities in the Centre Region must agree. If zoning permits a use that requires sewage treatment beyond on-lot disposal, but the land is outside the Regional Growth Boundary, there is a conflict between the land

use and the infrastructure that can be used. Because development has slowed in recent years and water conservation techniques have improved, the amount of water UAJA is treating has dropped. Mr. Cory Miller, UAJA, has said that the treatment capacity will not reach a critical point for 60 years.

Ms. Steele said that this is the situation: if the RGB will not be expanded (and UAJA can't come out), and a developer can prove that a package plant will handle its development's waste water, the Township cannot prevent it.

Ms. Liggett said there are two sides to the waste water issue: treatment capacity and discharge capacity. The UAJA plant has adequate treatment capacity, but can only discharge six million gallons per day into Spring Creek. Anything over that discharge amount must be treated for reuse elsewhere, such as into a wetland, for irrigation or other commercial use. To treat wastewater for reuse, a plant must use microfiltration and reverse osmosis, which is very expensive.

Ms. Liggett said her office would hold a workshop for PCs and public officials in the next six months to discuss the Regional Growth Boundary and Sewer Service Area. Mr. Eberhart reminded the PC that when the beneficial reuse project began, its goal was to pump discharge water upstream to recharge engineered wetlands. Ms. Liggett said that as the project went along, the focus was shifted to 50% recharge, 50% customers. Discussion will continue at future PC meetings.

11. Adjournment

Motion. Mr. Stevens moved to adjourn. Mr. Finkelstein seconded. Vote: 5-0.

The meeting was adjourned at 8:05 p.m.

Respectfully submitted,
Melissa Gartner
Recording Secretary