

HALFMOON TOWNSHIP
Planning Commission Meeting
January 20, 2015
7:00 pm

Present: Jason Little, Jeff Martin, Melissa Gartner, John Stevens, Sam Evans, Danelle Del Corso

Others present: D. J. Liggett, CRPA; Nicole Gross, Recording Secretary

Not Present: Lorin Nauman; Susan Steele, Township Manager

1. Call To Order

Chairman Little called the meeting to order at 7:00 p.m.

2. Citizen Comments

None

3. Approval of Jan 6, 2015 Minutes

Ms. Del Corso moved to approve the January 6, 2015 minutes. Mr. Stevens seconded. Vote in favor: 6-0.

4. Reports

a. *BOS Update* –

Ms. Liggett reported that Sarah Walter from the Centre County Planning and Community Development office presented information to the Board on a new program for preserving agricultural land. The program will allow municipalities to leverage preservation dollars with State funding. Ms. Walter will meet with the Halfmoon Township Open Space Board in April to provide additional details on the program. Ms. Liggett reported that the Board of Supervisors also heard from Dennis and Joan Thompson, who are working with Ms. Walter at Centre County and with the Western Pennsylvania Conservancy to preserve approximately 700 acres of their land in the western end of the Township. The Thompsons requested that the Board of Supervisors provide a letter of support for their application to the County. The Board agreed.

b. *Zoning Officer's Report* –

Ms. Liggett reported that she spoke with Mr. Ken Soder regarding the Township zoning ordinance. He is familiarizing himself with Township regulations and will attend future Planning Commission meetings as needed. He is currently working with a property owner on Smith Road who wants to add an auto garage to his property. Ms. Steele has invited Mr. Soder and Mr. Doug Erickson, Patton Township Manager, to the joint meeting with BOS.

c. *CRPC Update* –

Mr. Evans reported that the CRPC discussed the Public Sewer Service Area and a suggested gravity feed sewer line that would be outside the current public sewer service area. The concern is that people will want to tap into the sewer line, which will increase development pressure in the area. The location was identified as the best place for a gravity line opposed to pump stations. Mr. Evans stated that the UAJA letter requesting an update to the Act 537 Plan was also discussed and recommendations were sent to the Public Services Committee.

d. *Open Space Board Update* –

Ms. Liggett reported that they agreed to have Sarah Walter come to a future meeting.

6. Review of year 2014 Work Program

Ms. Del Corso reviewed the Annual Report to the BOS, stating that the Planning Commission spent half of 2014 on Agricultural zoning and the other half on the Planned Community zoning district. Mr. Little stated that the PC developed a Statement of Intent that was the basis for future discussions on the Planned Community zoning district. Ms. DelCorso agreed to add that item to the report. Motion was made by Mr. Stevens and seconded by Ms. DelCorso to approve the 2014 Annual Report and refer it to the Board of Supervisors. Vote in favor was 6-0.

7. 2015 Planning Commission Work Program

Mr. Little asked if the PC should work on a ridge overlay district this year as part of the work program. Ms. Liggett stated that the ridge overlay ordinance would require identifying the environmentally sensitive areas and soils on the ridge and upland slopes. Ms. Gartner asked what the difference is between the mixed use area and the Planned Community? Ms. Liggett stated the "mixed use area" defines the land use--what can be placed there; Planned Community refers to a type of zoning regulation that can be applied.

Mr. Little suggested that the PC define and focus on six main points in 2015: the Planned Community, Industrial, and Commercial zoning districts; high and medium density residential zoning; Yield Planning; and the Ridge Overlay district. Ms. Liggett suggested that a refresher of the PC's recommendations on the Agricultural zoning district should be provided to the BOS before the 2015 work program so the BOS remembers the goals the PC was originally charged with. Mr. Stevens moved to approve. Ms. Del Corso seconded. Vote in favor was 6-0.

8. Future Land Use Map Implementation: Joint BOS meeting

The Future Land Use Map approved by the BOS as part of the 2013 Comprehensive Plan shows the current mixed use area that the PC is considering for Planned Community zoning. The Township has indicated this is also the area where a new Township building is proposed. Mr. Little identified two environmentally protected areas in this location: the well head protection zones for the Gray's Woods well, and the

wetland protection areas. He stated that there are already State regulations in place to protect these areas, but the Township should also be aware and protect them from development. Mr. Stevens agreed that this is a big concern. From his experience, if anything impacts the well head protection zones it could have detrimental consequences on the Township and surrounding area. Mr. Little stated that he thinks instead of having the developer build a certain percentage of the property as commercial, as described in Patton Township's Planned Community zoning district, that the PC should recommend that the property owner "dedicate" a certain percentage of the land area for commercial uses. This way the "dedicated" percentage can't be turned into residential and the lot isn't developed only to remain empty.

The PC reviewed the outline points for the discussion with the BOS, including:.

- a. Brief summary of the Future Land Use Map for the Township
- b. Revisit mapping for the mixed use area
 - Existing Conditions Map that illustrates environmental concerns (e.g. woods, wetlands, well protection)
 - Gray's Woods Master Plan that illustrates the developer's concept for the area
- c. Revisit Patton Township's Planned Community zoning district regulations
 - Reference for the percentage of development for various uses
- d. Intent/Goals
- e. Photographs of land uses

Mr. Little offered to prepare a PowerPoint with the outline discussion points for review by the PC at the next meeting.

Ms. Gartner reviewed the slideshow of photographs of potential land uses for the Planned Community zoning district. The PC provided comments on deleting some redundant photos to shorten the presentation to the BOS.

9. Matter of Record

- a. Mr. Little noted that the next meeting of the PC is scheduled for February 3, 2015. Agenda items will include continued discussion of the Planned Community zoning district and the presentation to the BOS on February 17.

10. Adjournment

Motion to adjourn was made by Ms. Del Corso and seconded by Mr. Evans. Vote in favor was unanimous 6-0.

The meeting was adjourned at 8:48 p.m.

Respectfully submitted,
Nicole Gross
Recording Secretary