

HALFMOON TOWNSHIP
Planning Commission Meeting
January 21, 2014 (01-21-14)
7:00 pm

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

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

1. Call To Order

Chair Ms. Del Corso called the meeting to order at 7:00 p.m.

2. Citizen Comments

None

3. Approval of January 7, 2014 Minutes

Motion. Mr. Stevens moved to approve the minutes of January 7, 2014. Ms. Gartner seconded. Vote: 7-0.

4. Reports

a. BOS Update

Ms. Steele reported that the BOS will meet on January 23. The Fisher plan is on the agenda for consideration. All outstanding items identified by the Planning Commission on January 7 have been addressed, except DEP approval of the sewage planning module.

b. Zoning Officer's Report

None

c. CRPC Update

Next meeting is February 6.

d. Open Space Board

Next meeting is February 5.

5. Annual Report

Ms. Del Corso created a slideshow for the board of supervisors to show them the annual activities for the Planning Commission in 2013. Each slide was looked over and suggestions and corrections were added and deleted to ensure that the slides correctly show what recommendations have been discussed to implement the Future Land Use Map that was approved by the Board of Supervisors as part of the Centre Region Comprehensive Plan. Ms. Del Corso noted that goals of the PC's recommendations on zoning changes are to diversify the housing stock in the Township and to encourage a proactive approach to development activities rather than coming under pressure from developers. She stated that she will also create a two page report for the Board of Supervisors. It will be available for

review by the PC in February. The report will be presented to the Board of Supervisors Meeting at their meeting on February 6. Ms. DelCorso and Ms. Liggett will present. The PC members were encouraged to attend. *(Note: The BOS meeting date is 2/27/14, not 2/6/14 as reported at the meeting.)*

6. 2014 Planning Commission Work Program

Ms. Liggett described “yield planning” as a way to limit development based on the ability of the soil to handle wastewater discharge. Mr. Evans clarified that the importance of the yield and ridge overlay planning is to identify and extend the agriculture zone. Looking at Ms. Del Corso’s powerpoint, the zoning chart will be revised to show what would be changed in each of the existing zones and which new zones are proposed; Ms. Liggett offered to create a chart to show the land uses proposed in each zone. Mr. Nauman suggested that the yield plan is vital to support the PC’s recommendation to change any zones.

The alternatives to implementing changes in the agricultural zone are going to be the Yield Planning and Ridge Overlay District. Ultimately, it is the decision of the Board of Supervisors which way the township will go. Ms. Liggett discussed the difference between land use versus zoning. Land use is what the land is being used for. Zoning is the regulation applied to each use allowed in a particular zoning district.

The Planning Commission agreed to add to the work program, providing assistance to the consultant for the Parks Master Plan as needed, and zoning changes necessary if public sewer is expanded to the eastern end of the Township. The PC will continue the work program discussion at the February 18 meeting, following the BOS discussion of the zoning recommendations.

6. Future Land Use Map – Options for Implementation

a. Mixed use:

Ms. Liggett noted that the PC will have to continue the discussion on defining what the mixed use zone will be.

b. Planned Community:

Ms. Liggett noted that the PC will also have to discuss higher density uses for the Planned Community district. Higher density will require public sewer, which requires consent from the other Centre Region municipalities.

7. Matter of Record

- The next PC meeting will be held on February 4, 2014, Vice Chairman Lorin Nauman will be leading the meeting.
- A draft of the revised Work Plan will be available for review at the second meeting in February. The revisions will be based on the Board of Supervisors decision from February 6 meeting. *(Note: The BOS meeting date is 2/27/14, not 2/6/14 as reported at the meeting.)*

8. Adjournment

Motion. Mr. Evans moved to adjourn. Mr. Stevens seconded. Vote: 7-0.

The meeting was adjourned at 8:13 p.m.

Respectfully submitted,
Nicole Gross
Recording Secretary