

**HALFMOON TOWNSHIP**  
**Planning Commission Meeting**  
**February 3, 2015 (02-03-15)**  
**7:00 pm**

Present: Jason Little, Melissa Gartner, Danelle Del Corso, Lorin Nauman

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

Not Present: Sam Evans, John Stevens, Jeff Martin; Susan Steele, Township Manager

**1. Call To Order**

Chairman Little called the meeting to order at 7:04 p.m.

**2. Citizen Comments**

None

**3. Approval of January 20, 2015 Minutes**

Ms. Gartner moved to approve the January 20, 2015 minutes. Ms. Del Corso seconded. Vote In favor: 4-0.

**4. Reports**

*a. BOS Update*

Ms. Liggett reported there is a Parks Steering Committee meeting scheduled for February 10, 2015. The consultant will present concept plans for Autumn Meadow and Municipal Park. Ms. Steele is considering applying for a grant from DCED for trails and greenways.

*b. Zoning Officer's Report –*

Ms. Liggett reported the Zoning Office received plan for a retracement of property lines for the Deppen Property, which is located in Halfmoon, Worth and Taylor Townships. No building activity is being proposed on the small portion of the parcel in Halfmoon Township, so Mr. Soder will acknowledge receipt of the plan, but no review is needed.

*c. CRPC Update-*

Will be meeting on February 5, 2015.

*d. Open Space Board Update –*

Did not meet. Only five meetings are proposed for this year.

**5. Future Land Use Map Implementation – Joint meeting with BOS**

A draft PowerPoint was created by Jason Little. The outline is as follows:

- a. Brief summary of the Future Land Use Map for the Township
  - Main Points:
    - i. 10 acre minimum lot size

- ii. Ms. Del Corso suggested that it should be noted that these are recommendations, not actual changes that have been created.
- b. Revisit mapping for the mixed use area
  - Existing conditions map that illustrates environmental concerns (e.g. woods, wetlands, well protection)
  - Main Points:
    - i. Highlight mixed use area
    - ii. Reasoning behind why the Planning Commission is going down this path
    - iii. Note that the Barr property will not be included in mixed use area because it is part of an RPD plan.
    - iv. Highlight environmental concerns and mention the upcoming discussion with Clearwater Conservancy to address the Planning Commission's concerns with the environmental features.
- c. Revisit Patton Township's Planned Community zoning district regulations
  - Reference for the percentage of development for various uses
  - Main Points:
    - i. Discuss the main goal of the Planned Community zoning district.
    - ii. Discuss the development process. The PC wants an in-depth Master Plan review so that the township has a say on what is being proposed and whether it addresses the vision of the BOS and PC for diversified housing. Mr. Little stated the ultimate goal is to ensure the developer does not make major changes to the development plan without being monitored.
    - iii. Ms. Gartner and Ms. Del Corso suggest defining the Planned Community District so that the BOS understands why the PC is considering it. The basic idea is to mirror what Patton Township is doing in the Grays Wood area that is up against the Township border.
    - iv. Review Patton Township's Land Use requirement.
    - v. Review issues to consider that the PC is looking for guidance on from the BOS.
- d. Review housing pictures to show considerations for residential housing and commercial/ industrial portion in the mixed use area.
- e. Review goals and intent from the PC with the BOS to gather information on what the BOS is looking for or wants with this project.
- f. Use the last slide to raise the question of what the BOS would like to see. What does Halfmoon Township's Planned Community zoning district look like? This will be the driving force on deciding the minimum percentage for each use.
- g. Show the current steps that the PC is planning on working on to define the mixed use area.

**6. Matter of Record**

- a. The next meeting of the Planning Commission is the joint meeting with the Board of Supervisors on February 17, 2015.
- b. The Planning Commission received an invitation for a webinar about land use codes and the law at the COG Offices on Tuesday, February 10, 2015 at 10:00 AM.

**7. Adjournment**

Motion. Ms. Del Corso moved to adjourn. Mr. Nauman seconded. Vote in favor was 4-0.

The meeting was adjourned at 8:04 p.m.

Respectfully submitted,  
Nicole Gross  
Recording Secretary