

**HALFMOON TOWNSHIP**  
**Planning Commission Meeting**  
**February 17, 2015 (02-17-15)**

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

BOS Present: Mark Stevenson, Todd Kirsten, Andy Merritt; Ben Pisoni; Barb Spencer

Others present: D. J. Liggett, CRPA; Nicole Gross, Recording Secretary; Susan Steele, Halfmoon Township Manager; Doug Erickson, Patton Manager; Ken Soder, Zoning Officer

**1. Call To Order**

Mr. Little called the meeting to order at 7:01 p.m.

**2. Citizen Comments**

None

**3. Approval of February 17, 2015 Minutes**

Mr. Nauman moved to approve the February 3, 2015 minutes. Mr. Evans seconded. Vote in favor was:7-0.

**4. Introductions**

Everyone briefly introduced themselves and stated which board they served on.

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

Jason Little provided an overview of the work done to date by the Planning Commission on implementing the Future Land Use Map. The outline is as follows:

- a. Brief summary of the Future Land Use Map for the Township
- b. Revisit mapping for the mixed use area
- c. Planning Commission Goals for mixed use area
- d. What does the Planned Community District process entail?
  - Master Plan
    - i. Present and Future uses Defined
    - ii. Transportation Impact Study
  - Land Development Plan
  - Local, State, and Federal Permitting (as applicable)
- e. Issues to Consider
  - Denser development will require Public Sewer Service
  - Traffic impacts/ issues at Sawmill Road and SR 0550
  - Environmental Concerns

- f. Patton Township - Planned Community District Land Use Requirements
  - The PC proposes to mirror these regulations in Halfmoon
  - Mr. Little asked the Board of Supervisors whether a 5% mix of industrial land uses is appropriate or should the Planning Commission consider more or less?
- g. Review housing affordability
- h. Review photographic survey of various residential housing and commercial/ industrial land uses that could be provided for in the mixed use area.
  - The BOS asked whether smaller lots would provide for backyards. Will the open land areas be used as parks and drainage systems or will it be used strictly for conservation of land. Mr. Soder stated that the open space can be used for a variety of different things such as trails and greenways to continue to conserve land.
  - Mr. Little asked if mobile home parks should be considered an option. Ms. Spencer stated that mobile homes are kind of a disadvantage to people because they are hard to get loans on.
- i. What does Halfmoon's Mixed Use Area look like?
  - Mr. Little asked the BOS what the Planning Commission should be moving towards in terms of Halfmoon's land use requirements?
  - Ms. Spencer stated that there was a lot of work done when the Maloney property was proposed to develop. The Planning Commission should use that study (The Halfmoon/Patton Land Area Plan) to help with that portion.
  - Mr. Erickson stated that 10% of the property should be reserved for roads.
  - Mr. Soder stated that in the past they have worked with the Centre County Housing and Land Trust and Habitat for Humanity to create "affordable housing" where the owners have a cap on depreciation of the house and do not recoup all the equity in the house. Often times these homes are bought back by Habitat for Humanity, who then places another family in the home.
  - High density lots will need to be multi-level. Mr. Erickson stated that 9-15 units per acre would require about 4 stories to get a base density of 3 units per acre.
  - Ms. Spencer is concerned that the BOS and PC can plan the community but nothing will happen until sewage is discussed.
  - Mr. Nauman asks if there is a financial formula that creates incentive to have public utilities created. Mr. Erickson stated yes there is.
  - Mr. Stevenson stated that utilities and density for the planned community would help even out the costs and break even for the Township. He likes the concept the PC is trying to keep less dense housing up against State Route 550 to make it aesthetically pleasing to the eye.

- Ms. Gartner stated that a problem the PC had discussed was that by creating the Planned Community zoning district, that it may invite those who are not open to keeping a rural environment. This could open a voting block and a situation that Halfmoon Township is not ready to take on or give up that rural area for more development.
  - Mr. Little noted that keeping the 30% open space to preserve the land and an additional 10% to create the roads and drainage needed will reduce overall density. He also stated that kids can't travel 5 minutes down the road to go to Scotia Gamelands to play, but they can play in their community parks. That is where he believes, the BOS and PC should create the 30% open land requirement for items like parks, drainage, and roads. Mr. Stevenson asked if greenways are considered part of the open land. Mr. Soder said yes, they are considered appropriate uses in the open space area.
  - The BOS asked whether there is urgency for the Grays Woods and the Halfmoon Township Land Company developments. Mr. Soder stated not at this time due to a decrease in the number of lots being built per year.
  - The PC and the BOS agree that the regulations should not be extremely strict on the homes that are being developed. Ms. Liggett stated that development should be a partnership between what the community wants and what the developer needs to make a project viable.
  - Mr. Little summarized the general concensus is that perhaps the high density homes are not what the township wants. So he suggested that perhaps the PC should go back and review what the Township wants to see in density per acre. In order to preserve a rural look maybe 2.5 units/ acre would be better for medium density.
- j. Next steps
- Review mixed use area with Clearwater Conservancy to determine environmental issues
  - Develop the Planned Community zoning district zoning language to reflect the Township's goals
  - Revise Commercial & Industrial Zoning language
  - Create Higher Density Residential Zoning
- k. Comments
- Mr. Kirsten suggested that perhaps the PC should revisit the original Rural Village zoning district and address the issues that were identified then.
  - Mr. Stevenson stated that he thinks the density should be reduced.
  - Mr. Nauman stated that perhaps a yield plan would be a good idea for this project so the PC knows every possible development scenario. This way the PC and BOS understand what they are looking for in terms of public sewer.

- Ms. Liggett and Ms. Steele state in order to go to the Centre Region with a request for public sewer, there must be a concept for the zoning and the amount of density being proposed. For that package to be deliverable, the PC and BOS must agree upon a density/acre.
- Mr. Little stated that the RPD would also have to be taken out of this mixed use area.

## **6. Reports**

### *a. BOS Update*

Mr. Stevenson stated that the Board is awaiting a presentation from the Parks Master Plan Consultant on parks concepts on March 26. They are also revisiting the fire regulations.

### *b. Zoning Officer's Report –*

Mr. Soder stated that S&A Homes has submitted zoning permit applications for 4 lots in the Trotter Farms development.

### *c. CRPC Update-*

Mr. Evans stated that the February 5 meeting was a reorganization meeting; he was voted Vice Chair. Mr. Zilla provided his annual update on the MPO. The Potter's Mills Gap road project is moving forward. The State approved a vehicle registration fee of \$5 in order to raise money for road projects within the community.

### *d. Open Space Board Update –*

Mr. Nauman reported the next meeting is April 1, 2015. Centre County will be coming in to discuss leveraging Open Space funds.

## **7. Matter of Record**

- a. The next meeting of the Planning Commission will be held on March 3, 2015. The Planning Commission will be discussing the mixed use area and the proposed overall density of the Planned Community zoning district.

## **8. Adjournment**

Motion. Ms. Del Corso moved to adjourn. Mr. Stevens seconded. Vote in favor was: 7-0.

The meeting was adjourned at 8:53 p.m.

Respectfully submitted,  
Nicole Gross  
Recording Secretary