

HALFMOON TOWNSHIP
Planning Commission Meeting
February 18, 2014 (02-18-14)
7:00 pm

Present: Danelle Del Corso, Lorin Nauman, Sam Evans, Jeff Martin, Jason Little, Melissa Gartner
Others present: D. J. Liggett, CRPA; Susan Steele, Township Manager; Nicole Gross, recording secretary
Not Present: John Stevens

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 21, 2014 Minutes

Motion. Mr. Nauman moved to approve the minutes of January 21, 2014. Mrs. Gartner seconded. Vote: 6-0.

4. Reports

a. BOS Update
None.

b. Zoning Officer's Report

Ms. Steele stated that she received an inquiry about reactivating the existing cell tower behind Granny Lane. She and DJ will meet with the property owner at the end of the month. She also met with Kathy Henry and Mease Associates, regarding a client who wants to subdivide a parcel of land on Houtz Lane. One issue is the limitation for no more than 16 lots to be served by Houtz Lane and the proposed subdivision will exceed that limit.

c. CRPC Update

Mr. Evans stated this was a reorganization meeting with six of the seven representatives present. Steve Watson was appointed Chair. Mr. Evans was appointed Vice Chair. Tom Zilla discussed the transportation plan for the Potter's Mills Gap project at Seven Mountains. The plan calls for improvement to the greater than 3 mile stretch into State College. The project is estimated to be \$120 million per segment. Mr. Evans stated that the plan calls for digging out the side of the mountain instead of improving the road that is already in existence. Mr. Evans reported that the CRPC also discussed the Barn Brewing Company's request for a rezoning for a possible parking lot across the street from their restaurant. Ms. Liggett stated there was also a discussion of training for planning commission members. There are two options: Option 1- PSU professor conducts the class; 10 hours of class broken into 3 night segments; cost \$1,600 shared by municipalities and CRPA; Option 2 – meeting of all municipal PCs together and detailing specific topics for planning commission members. Ms. Del Corso suggests having planning members do Option 2 and those that work more intimately with the commission motions doing Option 1. The PC agreed to continue the discussion at the next meeting.

d. Open Space Board Update

Mr. Nauman reported 12 February meeting included working with the township on language for buying, selling, and managing properties.

5. 2014 Planning Commission Work Program

Ms. Del Corso revised the 2013 Annual Report to indicate that there were 19 meetings in 2013, not 17 meetings as she had previously reported. She will add Allen Wilson, also who was a planning commission member early in 2013 and resigned. The Planning Commission approved the 2013 Annual Report and requested that it be provided to the BOS.

a. Presentation of 2013 Work Program to BOS on 27 February:

Goals:

1. Make agricultural zones more true agricultural zones.
2. Placing buffers between Ag and residential to mitigate tensions between “suburbanites” and long-time property owners and farmers.
3. Support and promote consistency with the comprehensive plan.

Mr. Nauman suggests drafting an inventory of zones. Ms. Steele suggests asking the Board of Supervisors where they would like the PC to start in inventorying the zones.

Ms. Steele suggests recommending that the Planning Commission is leaning towards a specific goal in land use. For instance, Mr. Evans pinpointed urban sprawl being the biggest controversy, so identifying the Agriculture zone as the highest priority due to the previously mentioned tension between “suburbanites” and the farming community as causing the most upset in the community. Ms. Liggett made the point that all the zones are interconnected and it is important for the Board of Supervisors to understand that a change in the Agriculture zone may require work to develop the Planned Community zone.

Ms. Del Corso raised the question, “is one zone (AG) going to be enough for this year or does the Planning Commission want to tackle two zones this year?” Ms. Liggett states focusing on AG will take up most of the year but considering taking a look at the Planned Community district if the Planning Commission has time for it this year.

7. Matter of Record

- The next PC meeting will be held on March 4, 2014.
- Board of Supervisors meeting will be held at the Municipal Building at 7:00 pm on February 27, 2014.

8. Adjournment

Motion. Ms. DelCorso moved to adjourn. Mr. Evans seconded. Vote: 6-0.

The meeting was adjourned at 7:58 p.m.

Respectfully submitted,
Nicole Gross
Recording Secretary