

HALFMOON TOWNSHIP
Planning Commission Meeting
March 1, 2011 7:00 pm

Present: Danelle Del Corso, Bob Eberhart, Larry Fennessey, Jordan Finkelstein, Lorin Nauman, John Stevens
Absent: Joe Tylka
Others present: D. J. Liggett, CRPA; Susan Steele, Township Manager; Dave Piper, Zoning Officer; Bill Hilshey, Clearwater Conservancy; Jeff Sturniolo, Glenn O. Hawbaker Inc.; Linda Laird, property owner; James and Amy Smith, citizens; Fred Henry, Henry Surveys; Melissa Gartner, recording secretary;

1. Call To Order

Chair Ms. Del Corso called the meeting to order at 7:02 p.m.

2. Citizen Comments

Mr. Bill Hilshey, Clearwater Conservancy, and Mr. Jeff Sturniolo, Glenn O. Hawbaker Inc., presented a map showing a proposed parking area just inside the Wildlife Corridor area near the Trotter Farm development. They also showed a diagram of the proposed "Barrens to Bald Eagle Wildlife Corridor" pedestrian trail because one end of the trail would terminate at the proposed parking lot. Mr. Fennessey suggested widening the area from 18 feet to 26 feet (a standard distance) and adding a small rain garden at the run-off area. Ms. Steele said Mr. Hilshey and Mr. Sturniolo wanted feedback this evening, and then they will come back for PC approval at the April 5 meeting. Ms. Liggett said it was good that the property owners adjacent to this project were contacted in advance. Mr. Stevens asked if there would be signage noting the existence of the trail, but Mr. Hilshey said he was not planning to put any signs on Route 550. The trail was published in the Clearwater Conservancy newsletter, so CC members were aware of its existence.

3. Approval of February 15, 2011 Minutes

Motion. Mr. Fennessey moved to approve the minutes of February 15, 2011. Mr. Stevens seconded. Vote: 6-0.

4. Reports

a. BOS Update

The BOS asked staff to decrease paper use within the Township, so Ms. Steele asked for PC feedback on eliminating the printing/photocopying of information packets. She offered to bring the PowerPoint projection screen into the meeting room to visualize maps, etc. The BOS has discussed buying laptops for its members, and this could be an option in next year's budget for PC members if they were interested. Members informally approved going paperless for the majority of correspondence. Next week a gentleman will meet with the BOS and review staff input on a new municipal building and will discuss a possible

feasibility study for the project. A new Park Board individual was also appointed and new Code Books will be coming in next week.

b. Zoning Officer's Report

Mr. Piper stated that there was very little activity in the Township.

c. CRPC Update

Ms. Liggett reported that CRPC had not yet met, but she would have a report for the next PC meeting.

5. Laird Final Subdivision Plan

Mr. Piper reviewed the Laird Subdivision planning module and the amendments Henry Surveys has made, and he recommended approval. Because it is over 50 lots, there will be a hearing for public comment. [It is only a one-lot subdivision, but there have been over 50 lots taken out of the original property since 1972.]

Ms. Liggett had asked for a few minor technical additions to the plan. Mr. Fred Henry, Henry Surveys, added her changes and produced an updated plan showing electrical lines. She then asked the PC members if they still approved of the waiver from the requirement that a private street can serve no more than three lots. Since Fieldstone Lane existed before the three-lot restriction on a private street and currently has six lots, Mr. Piper did not object. At the January 4 PC meeting, PC members had voted 6-0 to support the request. PC members said again that they approved of the waiver request.

Ms. Liggett then asked about the private road/single access street system requirement that a single access road serve no more than 16 lots and/or residences. When the Trotter Farm development was being built, Stable View Drive had more than 16 houses on it and developers were required to provide an emergency access. Their plan was to connect Stable View Drive to Lone Pine Road to Sawmill Road (all private streets, maintained by residents and the Trotter Farm HOA). Discussion continued as Mr. Piper, Mr. Fennessey, and Ms. Steele reviewed the idea and cost if the Township took over maintenance of some private roads. Mr. Finkelstein reviewed a recent incident on Toms Lane in which residents met and signed an agreement that they would maintain the road, after new buyers were asked by their mortgage company to guarantee access.

Mr. Eberhart brought up an issue that when the R1 district was created in 2006, there was a requirement that any 10+ acre parcel had to follow the Rural Preservation District (RPD) guideline. Ms. Steele added that in 2004, the RPD was only put in A1. In 2006, R1 was created from a portion of the A1 district, but the R1 regulation did not mention keeping 50% open space. Ms. Steele said that there is no problem with the Laird subdivision, but in the future Mr. Eberhart would like the PC to consider resolving this inconsistency. Mr. Piper said that previously Stormstown used to be the only residential district, and the 2006 plan was to create a residential district that actually encompassed the expanded residential area. At that time, there was very little land left to be subdivided or put into open space so the 50% open space requirement was not put into R1.

Motion. Mr. Stevens moved to conditionally approve the final preliminary Laird subdivision plan, pending DEP's approval of the planning module. Mr. Finkelstein seconded. Vote: 6-0.

Motion. Mr. Finkelstein moved to recommend approval of the 3-lot waiver request for this subdivision. Mr. Nauman seconded. Vote: 6-0.

Motion. Mr. Fennessey moved to approve the sewage planning module for this subdivision. Mr. Stevens seconded. Vote: 6-0.

6. 2011 Work Program

Mr. Finkelstein asked if there was progress on the household special needs identification for emergency purposes. Ms. Steele encouraged residents to complete the Code Red form, so that in an emergency, residents who had registered a phone number would receive a call.

Mr. Fennessey requested that the Township staff obtain and display in the municipal building a Township map showing color-coded named streets and a Township map showing open spaces. Ms. Steele said that this would be done by staff.

Ms. Steele asked to add a review of RPD as part of codification. Mr. Stevens asked about codification, and Ms. Steele clarified. Revisions were made in 2008 these revisions were incorporated. If the Township doesn't codify it, the \$11,000 is gone. Her thought was to codify (adopt the code) and then amend it to change the problems. If the Township reviews it first, there is nothing on the books and the Township will have to spend another \$11,000. She said it was actually easier to update and streamline definitions once it was codified and computerized.

Members reviewed previous suggestions for the PC's 2011 Work Program. After much discussion, members agreed on the following prioritized list:

1. Work on implementing the elements of the Parks Plan that have been identified as a result of the joint meeting with the Parks & Recreation Board.
2. Review recommendations of the Open Space Review Board and determine whether the Planning Commission can provide assistance on any items identified.
3. Review and updated Codification as needed.
4. Consider re-evaluation of the existing Village Zoning District.
5. Review Agricultural Zoning District and consider changes to allow for larger lot residential development (e.g. Ferguson Township's Rural Residential and Rural Agricultural Zoning Districts).
6. Evaluate the private road situation in the Township. Determine if "private road" signs were purchased in the past, and if so, where they are.
7. Review and consider the implementation of ideas regarding the COG energy efficiency action items.
 - One suggestion was a small billboard at each end of the Township saying, "Save your gas, Don't be a fool. Invite your neighbor to carpool!"

7. Update on Act 537

Ms. Liggett notified Ms. Steele that Mr. Maloney's plan violated the Act 537 implementation agreement requirement that Halfmoon had previously signed that developments must have on-lot septic or a Community On-Lot Disposal (COLD) system. Ms. Liggett realized that Mr. Maloney's proposed system was neither of these. The Act 527 agreement was adopted by all six municipalities; Halfmoon alone can not give Mr. Maloney a waiver. If Mr. Maloney wants to amend the regulation, Township staff members feel he needs to go to the Centre Region.

Ms. Liggett said that any development outside the Regional Growth Boundary must have a COLD system of soil remediation. Per DEP, a treatment plant that treats the water first and then injects it into the soil is not a COLD system. They notified Mr. Maloney about the Act 537 agreement, but he is challenging it.

Mr. Nauman said with John Heim's development, DEP previously said they would accept no COLD system in the Township. This is why Mr. Maloney sought to develop a treatment system as a different option. Now that Act 537 specifies that only a COLD system can be used, it is a problem. Ms. Liggett said that because Halfmoon is a protected watershed, the regulations for COLD systems are more stringent on what can be discharged. One remedy is a nutrient trading process. She will investigate whether DEP has informally prohibited COLD systems for Halfmoon Township.

Mr. Fennessey suggested that an Act 537 amendment would be to send it to Spring Creek. It needs to be picked up by UAJA. Ms. Steele brought this idea to the BOS that UAJA would bring public sewer to the Township. This would mean an expansion to the Regional Growth Boundary, but expanding Halfmoon Township by 420 units means growth.

8. Agenda for March 15

Ms. Steele will meeting with the Park Board on Tuesday, March 8 and will try to schedule a joint meeting time with the PC.

9. Adjournment

Motion. Mr. Finkelstein moved to adjourn. Mr. Nauman seconded. Vote: 6-0.

The meeting was adjourned at 8:47 p.m.

Respectfully submitted,
Melissa Gartner
Recording Secretary