

**HALFMOON TOWNSHIP
Planning Commission Meeting
March 1, 2016**

Present: Jason Little, Chair; Melissa Gartner; Lorin Nauman; Kathy Kelley

Others Present: Jim May, CRPA; Tammy Terosky, Recording Secretary; Susan Steele, Township Manager

Not Present: Bob Strauss; Jeff Martin; Mike Brown

Citizens Present: None

1. Call to Order:

Chairman Little called the meeting to order at 7:04 P.M.

2. Citizens Comments:

None

3. Approval of Minutes:

Mr. Little motioned to approve the February 16, 2016 minutes. Mr. Nauman moved Ms. Kelley seconded. Vote in favor 4:0.

4. Revised Proposed Zoning District Amendments:

- **A1:** identified as 1 acre to 10 acre lots; changed the uses for these lots.

Questions/Comments:

Ms. Kelley observed that several of the uses could be combined, focusing on combining “uses are and bulk regulations”. Ms. Kelley added to the description of agriculture and suggested putting numbers 1-3 together while adding a few identifiers. Ms. Kelley will make an appropriate change and email to the PC members for review.

Mr. Little will then update that section prior presentation to the BOS.

Through further discussion regarding the statement of intent, the consensus was that #4 will still be part of the statement of intent, but may be reworded, and it is necessary to keep the concept of #4 in the statement of intent.

The reference to “wind turbines” will be deleted further throughout the document, in a variety of locations.

- Table: Agriculture

Setback requirements. Comparing Ag to what is proposed in **AR**, there was a significant difference in widths for setbacks. Several adjustments will be made for consistency purposes.

- **A1** – minimum width for A1 300’

- Delete ratio of width to depth
- Yard setbacks changed to 100'
- Keep 300' for bulk manure storage
- Making it match AR
- Delete minimum lot depth
- Residential wind turbines deleted
- Minimum building area 75' x 75' after the setback
- Recreational uses are compatible with Ag uses.
- Type of businesses within this area may be determined under "conditional use"

AR: intent to be the buffer between the PCD with 550 and Saw Mill Rd. The intent is letter C. "C" may be reworded for clarity.

Ms. Kelley will review documents for clarity, consistency, and general editing when the revisions are finished, prior to submission.

- Statement of intent **R1 for B** – a change will be made so that "B" ends at "...land uses" and the rest will be omitted. A general consensus approved the change.

R2: Basically R1 but with more development and more options.

- Intent: Ms. Kelley suggested changes in wording and all agreed.
- Setbacks, wind turbine, etc. are changed or deleted accordingly.
- Allows for multi-family structures, to increase the maximum coverage for impervious use.

C1: Intent - Commercial . Started with existing commercial zoning and adapted to the new format. Permitted uses are more defined.

- Ms. Kelley included "welfare, health and safety "to "D".

M1: Industrial.

- Main changes – yard setbacks and permitted uses and lot depth. Add safety comment.

For purposes of the pending BOS meeting, for presentation an older "bubble map" will be used. An accurate map will be available before the listening sessions.

PCD: Table one of land uses in the PCD. Use the table as an attachment.

- Uses compatible with PCD are compatible R1, R2, M1 and C1
- Allow denser development and commercial/industrial uses. Master plan approval process, showing the developer's intent. The final design must mimic the intent. Gives the township the ability to comment and review in detail.
- Highlights:
 1. Master plan approval
 2. Density requirements
 3. Three units /acre as a max

Pg. 11 Affordable housing is allowed for due to the density ordinances.

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- Required setbacks from property line.
- 200' setback from any existing public right of way for the PCD at the time of the enactment of the ordinance. For 550 and Saw Mill.
- "2" will be deleted due to redundancy.
- Street and Sidewalk ordinance: To follow chapter 215
- No changes on yield planning. Requires good planning by the developer.

Mr. Little will make all changes agreed up and distribute to the PC for review.

5) Reports:

Work Program:

Nothing to be addressed.

Board of Supervisors Update:

Ms. Steele attended conference about citizen engagement. The BOS suggested she share info with us.

- Discussed one-sided vs two sided discussions.
- Suggestions for handouts/before/after
- Prior to the listening sessions, she will get a memo together to share in order to receive feedback for use toward the listening sessions. Also recommended a website available for discussion/comments. Perhaps link to the township website.

Mr. Little states that prior BOS meeting, it will help to have a work session with supervisors with a block of pre-ordinance vs. post-ordinance 2016 changes.

Mr. May distributed a Power Point showing some information regarding the zoning changes; may be usable for presentation to the BOS.

The use of an outside facilitator is necessary.

Mr. Little will present the changes the PC is proposing with a brief description of the major adjustments.

March 10th, will be the official map for review; review the 10% ordinance for open space.

Zoning Officer Report:

Nothing to be addressed.

Open Space Update:

Nothing to report.

CRPC Report:

Mr. May stated that the meeting is on March 3, and they are working on a work force housing ordinance. It requires affordable housing, but now is the first time it is affordable.

Prioritization of projects regionally

Potentially looking at hiring an energy resources coordinator. Working on energy efficiency and

looking to see what barriers were formed with ordinances in preventing some energy efficient sources. Potentially do a sewer service area update. Act 537 update. The group was asked to ramp-up providing better demographic information and demographic analysis. How the public can access maps; other analysis to do for CATA; mapping population density and other items.

Ms. Gartner distributed a hand-out providing definitions discussed at pervious PC Meetings.

7. Matter of Record: Next meeting cancelled; March 15.

- Review Ms. Kelley's comments
- Take changes from tonight and put into a neat package
- Get presentation for BOS together for the BOS meeting
- Next meeting will be on April 5, 2016

8. Adjournment:

Melissa moved to adjourn; Mr. Nauman seconded. Vote in favor was 4:0. This meeting was adjourned at 9:00 P.M.

Respectfully submitted,
Tammy Terosky
Recording Secretary