

HALFMOON TOWNSHIP
Planning Commission Meeting
March 18, 2014
7:00 pm

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

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. Mrs. Del Corso moved to approve the minutes of March 4, 2014. Mr. Nauman approved. Mr. Evans seconded. Vote: 4-0.

4. Reports

a. BOS Update

The BOS hired an accounts manager. The local library created a user friendly web site and had a presentation on this new program . The Centre Region is renewing its refuse contract and they extended the invitation to Halfmoon Township to participate. Port Matilda Fire Company is working with the BOS on a fire agreement. Riff-raff day is scheduled for May 16 and 17th.

b. Zoning Officer's Report

A gentleman is interested in opening a distillery in the Township. DJ and the Zoning Officer will meet with him in the next month to discuss his plans.

c. CRPC Update

Mr. Evans reported: College Heights School property is going up for sale. Patton Township is considering rezoning the former landfill from NR-2 to Industrial to accommodate Bestline's plans to use as parking. The work order for the Transportation Work Program was approved.

d. Open Space Board Update

Mr. Nauman reported the Open Space Board reviewed and approved changes to the Permit Conservation Placement and Feasible Land Act Process. This will be going to the Board of Supervisors for approval. Mr. Nauman also reported the next item on the Open Space Board's agenda is review of the Land Rating. A list of properties up for review will be formed in the near future for Land Rating Review.

5. Statement of Intent

Ms. Del Corso suggests starting from scratch on the statement of intent. Mr. Evans suggests using Ferguson Township's Rural Ag Statement of Intent, unanimous

agreement. Mr. Little states that the utility usage Statement of Intent also works for Halfmoon Township, unanimous agreement. All agree that Ferguson Township's Statement of Intent is nearest to what Halfmoon Township is trying to achieve. Mr. Nauman states that there should be a buffer between farms and housing. He states specifically the statement should read, "farming activity should be buffered from future housing communities". Unanimous agreement.

6. Yield Planning

Ms. Liggett explained yield planning as requiring soil testing to be conducted prior to submission of a subdivision plan. The current question is whether this requirement should be necessary for the Agricultural zone or for all zoning districts. The goal is to save resources by determining the number of lots that can be supported by the land before preparing a formal plan submission. Mr. Nauman explains that he feels that it should be township wide, so that it sets up a barrier for developers to limit development on previous agriculture lands. He states this way it prevents the developer and the landowner from wasting money and the Planning Commission's time before doing their homework on what is required to build on certain lands and certain soils. Ms. DelCorso questioned whether this is something that the planning commission agrees is something to continue to work on, vote: 5-0 agree to prepare the language of the Yield Plan. The next step is to put into writing the Planning Commission's intent about the development of the township. Ms. Liggett states she will meet with the Sewage Enforcement Officer about what specifically needs to be included in the soil testing to determine what soils can be developed on and what can't be developed on. Ms. Liggett will prepare draft language for the introductory paragraph for this Yield Plan.

Mr. Nauman asked if newly acquired land is grandfathered under the previous RPD plans. Ms. Liggett states that she will research how many plans have been approved under the RPD provisions since adoption in 1999. Mr. Nauman recommends not removing the RPD before creating a Yield Plan. Ms. Liggett agreed that removal of RPD without other zoning changes will open the western end of the Township to more development.

7. Bulk Regulation for Agricultural District

Ms. Del Corso agreed to prepare a chart for the regulations on various usages proposed for the Agricultural zoning district. This will be further discussed at the next meeting.

8. Matter of Record

The next PC meeting will be held on April 1, 2014.

9. Adjournment

Motion. Ms. Del Corso moved to adjourn. Mr. Evans seconded. Vote: 5-0.

The meeting was adjourned at 8:10 p.m.

Respectfully submitted,
Nicole Gross
Recording Secretary