

**HALFMOON TOWNSHIP**  
**Planning Commission Meeting**  
**March 19, 2013                      7:00 pm**

Present:                      Danelle Del Corso, Bob Eberhart, Sam Evans, Jordan Finkelstein, John Stevens  
Absent:                      Lorin Nauman, Allen Wilson  
Others present:            D. J. Liggett, CRPA; Susan Steele, Township Manager; 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**

Ms. Liggett reported that Clearwater Conservancy received a grant of \$185,000. They plan to use it for riparian plantings and improvements along Halfmoon Creek. Residents with perennial or intermittent streams running through their property who are interested in participating in this program should contact Clearwater Conservancy. The North Central Office of DEP, located in Williamsport, has identified the Halfmoon watershed as a priority for addressing impaired reaches of a stream.

**3. Approval of March 5, 2013 Minutes**

Mr. Eberhart said his OSB report should read instead, "No report."

Motion. Mr. Finkelstein moved to approve the minutes of March 5, 2013 with one change. Mr. Evans seconded. Vote: 5-0.

**4. Reports**

a. BOS Update

Ms. Steele forwarded Ms. Del Corso's graphs from the BOS Strategic Planning session. The BOS met on March 14 and discussed the Implementation Element of the Comprehensive Plan. Ms. Barb Spencer, Vice Chairman, recommended that zoning and blighted areas be identified as priority issues for implementation. The BOS also signed the Little League lease. On March 28, the BOS will meet with the OSB to discuss new directives. Mr. Eberhart asked about the language of the 1999 referendum. Ms. Steele said the BOS stated that the language is consistent with the lease program.

b. Zoning Officer's Report

Ms. Liggett said that Mr. Piper had completed his portion of the sewage planning module for the Kristie and Richard Weiss property, and asked Ms. Del Corso to sign off before the next BOS meeting.

c. CRPC Update

Ms. Del Corso said the State College Borough presented their Downtown Plan, which is oriented toward pedestrian safety and traffic. She added that several other municipalities are also examining their zoning ordinances, similar to what the PC is doing in Halfmoon Township.

d. Open Space Board Update

No report.

**5. Future Land Use Map - Implementation**

Ms. Del Corso began discussion by reviewing the 2013 Work Program, which is to research and examine ways to implement the Future Land Use map. The topic for this meeting was to compare the R-1 Zoning Districts across the Centre Region.

Mr. Eberhart asked that this not be labeled "implementation" because that term implies consent with the Future Land Use Map and what it represents. While the BOS approved the map, Mr. Eberhart said, in his opinion, Township residents are not in favor of the changes suggested by the map. Ms. Liggett suggested that this topic be called Future Land Use Options instead.

Mr. Eberhart said the Future Land Use Map shows several significant changes to residential life in the Township. He wanted residents to be polled again. Ms. Steele said, in the Centre Region Comprehensive Plan survey, prepared by a professional firm and conducted in the summer of 2011, 60% of the randomly selected Halfmoon Township residents wanted growth. She added that the BOS will probably poll residents at the time of the public hearing, but Mr. Eberhart said that would be too late. Ms. Del Corso and Mr. Evans said that before the map is shown to the residents, the zoning needs to be defined and explained, in terms of what these zones would mean to individual residents.

Ms. Del Corso reviewed Ms. Liggett's compilation chart of the R-1 Zoning District permitted and accessory uses for the six municipalities in the Centre Region. Mr. Evans clarified that, just because a permitted use is not currently in a municipality's zoning regulation language, it could be added in the future.

Members then spent the 90 minutes discussing and debating each of the permitted, accessory, and conditional uses in R-1 Zoning Districts in Halfmoon, College, Ferguson, Harris, and Patton Townships and the State College Borough. One area of debate focused on zoning conditions for single-family homes versus zoning conditions for more concentrated areas of development. Ms. Steele explained that smart growth can look like a target, with R-1 in the center, and concentric rings with R-2 (higher density areas) zoning, etc. expanding outward.

At the end of the meeting, PC members agreed on this list of conditions, sorted as follows:

	<b>Permitted Uses</b> (primary use of the land)	<b>Accessory Uses</b> (secondary uses)
<b>R-1</b>	<ul style="list-style-type: none"><li>▪ single family homes</li><li>▪ public park or open space areas</li> <li>▪ designated well sites, potable well pump station facilities, water treatment facilities and storage tanks</li></ul>	<ul style="list-style-type: none"><li>▪ home occupations</li><li>▪ accessory uses/buildings, including home occupations accessory to permitted uses</li><li>▪ limited agricultural uses on any lot (#TBD) acres or less</li> <li>▪ domesticated animals (# TBD)</li></ul>
<b>R-more</b>	<ul style="list-style-type: none"><li>▪ duplexes, higher density</li><li>▪ group homes</li><li>▪ single-family house with single apt</li><li>▪ bed and breakfast (1-3 rooms)</li><li>▪ public and private nursery, elementary, secondary schools</li><li>▪ day care centers</li><li>▪ places of worship</li><li>▪ places of assembly</li><li>▪ firehouses/ambulance service</li></ul>	
<b>R-farm</b>	<ul style="list-style-type: none"><li>▪ non-domesticated animals</li><li>▪ agricultural uses on any lot (#TBD) acres or greater</li></ul>	

For the next meeting, Ms. Steele and Ms. Liggett will compile definitions for the terms tentatively listed under R-1. Ms. Steele will also distribute the 2011 survey results to the PC members.

## 6. Matter of Record

- The DRAFT Implementation Element for the Comprehensive Plan has been placed on the PC web page.
- The next PC meeting will be held on April 2. Agenda items may include the final review of the Kristie and Richard Weiss preliminary/final plan.
- Ms. Liggett distributed a Halfmoon Township Land Use Survey (1975-2010) for PC members to see how the Township has changed in the last 35 years.

## 7. Adjournment

Motion. Mr. Evans moved to adjourn. Mr. Finkelstein seconded. Vote: 5-0.

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

Respectfully submitted,  
Melissa Gartner  
Recording Secretary