

HALFMOON TOWNSHIP
Planning Commission Meeting
April 5, 2011 7:00 pm

Present: Danelle Del Corso, Bob Eberhart, Larry Fennessey, Jordan Finkelstein, John Stevens, Joe Tylka
Absent: Lorin Nauman
Others present: D. J. Liggett, CRPA; Susan Steele, Township Manager; Bill Hilshey, Clearwater Conservancy; Jeff Sturniolo, Glenn O. Hawbaker Inc.; Melissa Gartner, recording secretary

[Reminder: The PC meeting dates next month are May 10 and May 24.]

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 March 15, 2011 Minutes

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

4. Reports

a. BOS Update

The next BOS meeting will be held on April 14. Mr. Mark Maloney presented his plan to the BOS for discussion only. He submitted this plan for review to the Centre Region, the Halfmoon Township engineer, CRPC, and PennDoT. Mr. Maloney may return to present his plan for approval at the next PC meeting. Ms. Liggett said his planning module is administratively complete and is currently at Mark Ralston's for review.

b. Zoning Officer's Update

Mr. Piper was not present. Ms. Steele said there were two applications for new decks, but none for new houses. Mr. Piper has been working with Mr. Maloney to see if his first five lots will pass percolation testing.

c. CRPC Update

The CRPC will not meet until Thursday, April 7. Ms. Liggett will provide an update at the PC meeting on April 19.

5. Clearwater Conservancy – Wildlife Corridor

Mr. Bill Hilshey, Clearwater Conservancy, and Mr. Jeff Sturniolo, Glenn O. Hawbaker Inc., returned to present their revised plan for the Wildlife Corridor parking area. They added a requested rain garden at the downhill side of the parking area, changed the turning area from 18' to 26' for better maneuverability, and created an entrance and exit to the parking area. Ms. Liggett said that in written comments, Mr.

Don Franson (Halfmoon Township engineer) did not recommend two accesses to the parking lot because of its location in the Wildlife Corridor.

Also, Mr. Hilshey was under the impression that the right-of-way went to the property line, but Ms. Liggett thought it stopped at the cul-de-sac circle. Mr. Fennessey explained that if the right of way did not go to the property line, someone could not drive across it. Ms. Steele located S&A's plans for Trotter Farm, and PC members reviewed the map to determine the location of the right-of-way.

Debate continued on whether one access or two access roads into the parking lot would be better. Mr. Finkelstein supported the idea of two roads for easier access, while Mr. Stevens said one road would disturb less land and wildlife than two.

After reviewing the recorded plan filed with the Township, members decided the right-of-way would not be wide enough to accommodate two entrances to the parking area. Ms. Liggett said that the increased aisle width from 18 feet to 26 feet should help with traffic flow. She then asked how they planned to designate the parking spaces. Mr. Sturniolo said they were going to use 8x8 timbers as bumper blocks. Ms. Liggett also asked Mr. Hilshey if he had contacted the Game Lands supervisor, and he was told people may enter the Game Lands.

Mr. Eberhart asked that since the Open Space Board helped Clearwater develop the conservation easement, should the Open Space Board have a chance to comment on this plan? Mr. Stevens suggested letting the Open Space Board review it as a courtesy. Ms. Steele said as an advisory board, the OSPB could only make recommendations on the plan. She and Mr. Eberhart agreed that the easement covered what could be done on the property. After discussion, Ms. Steele and Mr. Eberhart agreed that this would be brought up at the next OSPB meeting as a matter of record.

Mr. Fennessey noticed that the recorded subdivision plan showed the right-of-way as Ms. Liggett described, but the sanitation control plan showed something different (including a different placement of the gravel loop). Ms. Liggett recommended talking to Mr. Franson to resolve the issue.

Motion. Mr. Fennessey moved to approve forwarding the plan to the BOS, pending modification of the plan to comply with the recorded subdivision plan specifications and review by Township staff. Mr. Finkelstein seconded. Vote: 6-0.

6. Agenda for April 19

Mr. Maloney's Halfmoon Acres Plan was tentatively scheduled for review at the next PC meeting. Ms. Liggett cautioned that any action PC takes would be conditional upon completion of a sewage planning module, since one had not been submitted yet.

7. Matter of Record

Members read the data sheet of selected demographic information for the Centre Region municipalities.

8. Adjournment

Motion. Mr. Tylka moved to adjourn. Mr. Stevens seconded. Vote: 6-0.

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,
Melissa Gartner, Recording Secretary