

HALFMOON TOWNSHIP
Planning Commission Meeting
April 19, 2011 **7:00 pm**

Present: Danelle Del Corso, Bob Eberhart, Larry Fennessey, Jordan Finkelstein, Lorin Nauman, John Stevens, Joe Tylka
Absent: none
Others present: D. J. Liggett, CRPA; Susan Steele, Township Manager; Dave Piper, Zoning Officer; Eric Casanave, Penn Terra Engineering, Inc.; Mark Maloney, Halfmoon Land Company; Barry Smith, citizen; 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 7:01 p.m.

2. Citizen Comments

None

3. Approval of April 5, 2011 Minutes

Motion. Mr. Finkelstein moved to approve the minutes of April 5, 2011. Mr. Tylka seconded. Vote: 7-0.

4. Reports

a. BOS Update

Ms. Steele reported that at the April 14 meeting, the BOS approved the Clearwater parking area plan. During the upcoming April 28 meeting, the BOS will award the tennis court/ice rink bid. Sgt Reese, Pennsylvania State Police, will attend to discuss Township services and police calls from Halfmoon Township over the past year; a CATA budget presentation is also planned for that meeting. The BOS needs to make a determination on investment options for a pension plan. Also, they may need to appoint supervisors and/or staff to a feasibility committee, if necessary. The BOS will also hear a bike resolution from the Centre Region Bicycle Club; since May is Bicycle Month, it will encourage people to ride their bikes as an alternate form of transportation.

b. Zoning Officer's Update

Mr. Piper said he issued four permits for building (sheds, etc), but none for single family homes.

c. CRPC Update

Ms. Liggett said the CRPC met on April 7 and discussed the Comprehensive Plan update. Mr. Jim May, the Planning Director, has compiled a guidebook to help explain the Comprehensive Plan and terms used. There was also a discussion about a transportation work program item and related funding.

5. Halfmoon Land Company – Preliminary/Final Plan

Mr. Eric Casanave, Penn Terra Engineering, Inc., presented a formalized version of the sketch plan shown at the March 15 PC meeting. The plan is for Option 2 in a Rural Preservation Development. It creates five new estate lots (6-10+ acres) with shared driveways from two tax parcels. This plan was reviewed by Mr. Don Franson, Ms. D. J. Liggett, and Mr. Dave Piper. Mr. Casanave addressed six of their issues:

- a. Regarding the PennDoT permit: They are currently using the existing driveway. They will meet on Thursday with a PennDoT inspector to examine the existing driveway and determine if a permit needs to be obtained. Mr. Tylka asked what the main concern would be, and Mr. Casanave said it was unpaved and might not have sufficient flares at the junction with Route 550. PennDoT requires a “local road” permit for any road that serves more than three lots. Mr. Casanave explained that “local road” was a PennDot term and it did not mean that the Township would be required to maintain it.
- b. All three reviewers mentioned that the 70'x70' buildable areas were not currently shown on the plan. Mr. Casanave and Mr. Maloney will add these pictorially to the plan.
- c. Mr. Franson asked for a storm water management plan. Mr. Casanave explained that they will add a written engineering report detailing how storm water will be handled on the property.
- d. The fourth comment concerned the [sewer] planning module approval. Mr. Casanave said that soils testing had occurred recently. The sewer planning module had been submitted to the Township and is currently on Mr. Piper's desk. Since Mr. Casanave and Mr. Maloney now know where the sewer areas will be, they will also know where the wells will be located. All five estate lots will be serviced by individual on-lot septic systems.
- e. Mr. Casanave explained that on the plan there are 2 Lot #1s, since there are two tax parcels. The first Lot #1 goes with the long narrow parcel located on the south side of Route 550; the second Lot #1 goes with the flag tax parcel on the north side of Route 550.
- f. Questions were also raised about access for emergency vehicles. Plans were sent to Mr. Sam Connor, Fire Chief, for approval. Under the Fire Protection Ordinance, a development may have driveways/roads as long as 1500 feet, as long as the buildings are “sprinklered.” Mr. Casanave explained these estate lots are planned for sprinklers. The pond will also serve as a water source for a dry hydrant. There is also a wide turn-around area off the shared driveway just beyond the stone cottage, which emergency vehicles can use.

Mr. Nauman asked about the width of the current road base, and Mr. Casanave said that a shared driveway, by ordinance, must be at least 12 feet. Mr. Nauman's concern was, as an experienced snow plower, there would be no place for residents to pass on a road if there is a significant snow accumulation. Mr. Maloney said it might be possible to widen some parts of the road to 16 feet, allowing vehicles to pass or pull over.

Ms. Liggett said that Mr. Casanave addressed the major comments. She reminded the PC of the waiver request for the highway occupancy permit. Ms. Steele recommended tabling the matter until the May 10 PC meeting. Ms. Liggett cautioned that when the plans are cleaned up, more issues may arise that need to be addressed, and there is no guarantee the PC will approve the plan on May 10.

Mr. Eberhart asked about the total number of units for the development, since the density on the north side of Route 550 was reduced. Mr. Maloney said that over the entire 486 acres in Halfmoon Township, they have 420 buildable acres and are planning 420 homes on different-sized lots. This represents 5 or 6 fewer lots than the first master plan of development. Mr. Piper will review the plan for compliance to the Township ordinance for buildable acres and overall density. Mr. Eberhart expressed concern that open space would not be allocated in a reasonable way.

Motion. Mr. Finkelstein moved to table further discussion on this plan until the May 10 PC meeting. Mr. Nauman seconded. Vote: 7-0.

6. Agenda for May 10

The PC meeting will begin at 7:00 p.m., and the Park Board work session will begin at 7:30 p.m. Ms. Liggett will send an electronic version of the Park Plan to PC members to review before the meeting.

Mr. Stevens asked why Halfmoon did not belong to COG's Centre Region Parks and Recreation; Ms. Steele said it would cost the Township approximately \$100,000 per year, which would mean a tax increase. She then reviewed that the Park Plan started from a citizen survey in 2008, and the priorities had been set by the general public. Ms. Liggett added that in the past, the Township had considered a Parkland Dedication and Fee-in-Lieu ordinance in the event that a developer wanted to provide funding instead of land for parks, the Township could accept it. In order to have that ordinance, the Township needed to have a Park Plan in place. Mr. Tylka said that most people would say they support park and recreation facilities, until they become aware of the costs associated with them. Mr. Fennessey said that the overall purpose was not to establish a trail or a park in the immediate future; it is to protect the area for future trails or parks before the land is all developed. Discussion will continue on May 10.

7. Matter of Record

- Ms. Liggett wanted to mention information she shared electronically on the importance of food planning systems, which is not typically addressed in Comprehensive Plans. The information came from an American Planning Association's Planners Advisory Service publication.
- Ms. Liggett also sent an electronic version of the Future and Existing Park Lands map, which will be helpful for the May 10 meeting.
- The BOS approved the ClearWater Conservancy's parking area on April 14, and Ms. Del Corso signed the mylar copy this evening.

8. Adjournment

Motion. Mr. Nauman moved to adjourn. Mr. Stevens seconded. Vote: 7-0.

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

Respectfully submitted,
Melissa Gartner
Recording Secretary