

HALFMOON TOWNSHIP
Planning Commission Meeting
April 21, 2015 (04-21-15)

Present: Jason Little, Chair; Lorin Nauman, Sam Evans, Melissa Gartner, John Stevens, Jeff Martin

Others present: D. J. Liggett, CRPA; Nicole Gross, Recording Secretary; Susan Steele, Township Manager

Not Present: Danelle Del Corso

1. Call To Order

Chairman Little called the meeting to order at 7:03 p.m.

2. Citizen Comments

None

3. Approval of April 7, 2015 Minutes

Mr. Little stated that there was one change to the minutes for April 7, 2015. He noted that on page 2, Mr. Little's statement should be corrected to say that storm water is permitted to be a part of the open space, but cannot encompass the entire space. Mr. Stevens moved to approve the April 7, 2015 minutes as amended. Ms. Gartner seconded. Vote in favor was: 8-0.

4. Reports

a. *BOS Update* -

Ms. Steele stated that the BOS discussed a timeline for the PC to move forward with the Planned Community zoning district. She noted that no official action was taken, but it will be discussed at a future meeting for formal action.

b. *Zoning Officer's Report* -

Ms. Steele stated that there are no new subdivisions proposed. There were no new building permits issued in Trotter Farms to report.

c. *CRPC Update*-

Mr. Evans stated the next meeting of the CRPC will be May 7, 2015.

d. *Open Space Board Update* -

Mr. Nauman stated there has been no meeting since April 1, 2015.

5. Future Land Use Map – Overall Clarity for the Mixed Use Area

Ms. Liggett presented a map that shows the 1,000, 500 and 100 foot buffer areas for wetlands. She noted that ClearWater Conservancy identified the 1,000 foot buffer as protection for amphibian travel proximity. Ms. Steele stated that under the current regulations, the township does not permit development within a 100 foot buffer. The map indicated that the Halfmoon Land Company property has 217 acres that can be

developed with a potential 1,000 foot buffer; the Gray's Woods property has 68 developable acres.

The Planning Commission reviewed the National Heritage Inventory map, which showed 255 acres available for development on the Halfmoon Land Company property and 164 acres available for development on the Gray's Woods property.

Mr. Little stated he still has some reservations when it comes to the preservation of the well recharge area. He doesn't want to contaminate the water and he wants to ensure that building on the well recharge area is not going to hurt the future of the Centre Region. He wants to protect the township and everyone that uses the water resource. Ms. Steele stated the ordinance currently protects a buffer of 100 feet, anything after that will need to have a new ordinance. Mr. Little stated that his big question is whether the 100 foot buffer is enough or whether the PC needs to ensure more stringent protection of the well recharge area.

Ms. Liggett stated that when the PC meets with Don Franson, the Halfmoon Township Engineer, on May 12, he will be able to address what the Township already has in place to protect well recharge areas and to suggest whether additional protection is needed.

Mr. Nauman wants to know what the developable acreage is after all the considerations for environmental and natural features are mapped. Mr. Evans asked what state and local regulations need to be considered to determine the actual areas to be identified as unusable for development.

Ms. Gartner suggested showing a 100 foot, 250 foot, and 500 foot buffer on the map. Ms. Steele suggested that the map include the entire Township to show the wetland buffers that Ms. Gartner suggested so that the PC can see what other parts of Halfmoon Township the wetlands buffer affects. Mr. Little thinks the PC should look at the ordinances already there, then add any new suggestions for protected areas and show the BOS the differences in the map. This way the BOS can see the density after all the ordinances are considered and prioritized. The PC agrees that the areas that are requested to be protected need to be examined before the Planned Community can move forward. Ms. Liggett will prepare a map with the environmental and natural habitat concerns to show what can be developed in the Planned Community under current regulations (no development within the 100 foot wetland buffer or on steep slopes of 25% or greater) so the PC can consider whether additional protections are needed or show the BOS what zones could be affected if developed on the basis of current state and local regulations.

The PC agrees that after the development map is finalized with the environmental concerns, they would like to have a meeting with the land owner(s) to show them the amount of developable land they own. If the land owner is still good with the amount of developable land and willing to move forward then the PC will regroup and discuss with the developer what development potential is within the developable area. The last meeting will be to present the results of the meetings to the BOS to show them the amount of developable land and ensure that the BOS is good with the proposed density for the Planned Community.

6. Matter of Record

- a. The next meeting of the Planning Commission is May 5, 2015 will include a discussion of the bike plan by Trish Meek, and working with the Planned Community Land Use Calculator created by Jason Little to propose density to bring to BOS.
- b. The CRPA will hold its annual Peer-to-Peer workshop on June 4, 2015. The topic will be zoning issues related to curative amendments, spot zoning, and providing for all land uses. The PC can consider whether to cancel the June 2 regular meeting in order to attend the Peer-to-Peer workshop.

7. Adjournment

Mr. Nauman moved to adjourn. Mr. Evans seconded. Vote in favor was: 8-0.

The meeting was adjourned at 8:21 p.m.

Respectfully submitted,
Nicole Gross
Recording Secretary