

**HALFMOON TOWNSHIP
Planning Commission Meeting
May 17, 2016**

Present: Melissa Gartner; Lorin Nauman; Mike Brown; Jeff Martin

Others Present: Erica Ehly, CRPA; Tammy Terosky, Recording Secretary

Not Present: Bob Strause; Kathy Kelley; Jason Little

Citizens Present: Victor Woskob

1. Call to Order:

Ms. Gartner called the meeting to order at 7:05 P.M.

2. Pledge of Allegiance

3. Declaration of Disqualification:

None

4. Approval of Minutes:

Mr. Nauman motioned to approve the April 19, 2016 minutes. Mr. Martin seconded. Vote in favor 4:0.

5. Citizen's Comments:

- Mr. Woskob expressed that he wishes to understand the direction, purpose and end goals with the change in the zoning and the new zoning map.
- He states property is displayed as being in the center of the future changes; potentially adversely affecting the value of his property, along with the viability of farming.
- Ms. Garter provided background for the zoning changes and explained that the bubble map displays only one possibility.
- Mr. Nauman explained that the additional zoning is required by the municipal planning code.
- Mr. Brown stated that the setbacks and other items are still under review.
- Ms. Ehly stated that the PC was tasked by the board to implement the future land use. Next the PC will go to the board for their recommendations. It is going under legal review for the ordinance.
- It was noted that Mr. Woskob made good points, and the PC and board will probably hear more of this at the public meeting. The PC and board need to realize the huge impact on existing residents and businesses. The most important thing is that citizens' input is very important.
- Ms. Gartner and the PC thanked Mr. Woskob for attending and sharing his concerns and comments. The input of the citizens is crucial.

5. Informational Item:

Ms. Ehly was asked to provide additional information/summary of the official map.

The map was amended to show trail and bicycle facilities.

The only concerns were from Ferguson Twp., they will consider this official map when they update theirs. Once all comments are received, it will go to public hearing to be adopted. In the drop box folder for May 17, ample information may be found. Refer to Halfmoon Township Official Map Amendment.

6. Action Item:

Fire protection regulations proposed changes

Ms. Ehly reviewed the main points for fire protection and attachments are available.

- Background
- Regulations
- Realistic approach
- Goals
- Specific changes
- Board of Supervisors Concerns
- Recommendations

The board would like us to come back with the changes/recommendations.

- The PC is requesting legal review of how the 4-lot exemption was removed from the ordinance in 2011; done in scriptor's error or official action?
- Determine what is necessary to correct this.
- The PC recommends requesting Upper Halfmoon Water Company to review hydrant flow rates.
- The PC recommends UHWC will maintain records for flow and fire protection requirements.
- The PC would like to see a map of hydrants and pipe sizes.
- Investigate what Harris Twp. pays Alpha for their services to monitor cisterns, etc.
- Legal review should be initialized.

7. Reports:

CRPA: Status of official map will go to the regional PC meeting.

Commissioners: None

No other reports at this time.

8. Matter of Record:

- Next meeting will be June 7, 2016
- Mr. Little will correspond with any further information to be included for the next meeting.

9. Adjournment:

Mr. Nauman moved to adjourn; Mr. Brown seconded. Vote in favor was 4:0.

This meeting was adjourned at 9:00 P.M.

Respectfully submitted,
Tammy Terosky
Recording Secretary