

**HALFMOON TOWNSHIP  
Planning Commission Meeting**

**June 3, 2014 7:00 pm**

Present: Danelle Del Corso, Melissa Gartner, Jeff Martin, Jason Little, John Stevens, Lorin Nauman, Sam Evans  
Others present: D. J. Liggett, CRPA; Nicole Gross, recording secretary, Susan Steele, Township Manager, Jim May, CRPA Director  
Not Present: John Stevens, Jason Little

**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 May 13, 2014 Minutes**

Mr. Nauman moved to approve the minutes of May 13, 2014. Mr. Evans seconded.  
Vote: 5-0.

**4. Reports**

a. BOS Update

- Smith Road widening will be reviewed next meeting. Citizens along Smith Road do not want it widened both other residents do.
- Park Master Plan Review – There was a suggestion that the park be made into a multi-sensory and multi-age appropriate playground. There were some items that were identified as unsafe like the merry-go-round, the spring animals, and the high slide. There was a suggestion that the park be more natural.

b. Zoning Officer's Report

Ms. Steele stated there is nothing new to report.

c. CRPC Update- None

d. Open Space Board Update

Mr. Nauman stated there is nothing to report, the meeting was cancelled.

**5. Regional Planning Commission Annual Report**

Highlights:

- 2013 Accomplishment-
  - Adoption of Comprehensive Plan : 3-4 year process that was adopted by 6 of the Centre Region municipalities for growth and development over the next 20 years
  - Growth Boundary and Sewer Service Agreement – how to expand the growth of the Sewer Service
    - Changed: Previously needed a unanimous vote, now only need 5 affirmative votes

- Added: A provision that allowed the municipalities a smaller growth expansion without General Forum approval. Allowed to have one expansion of 50 EDUs and 12 acres within 5 years.
- Survey of lands to ensure there is adequate room for growth in the sewer service area.
- 2014-2015
  - Socioeconomic Analysis – Baby Boomers (Smaller homes ) vs. Millennial Babies (Sustainability)
  - Redevelopment and development capacity analysis
  - Housing Affordability Stewardship Program
  - Transportation – CATA maintaining rolling stock of buses
  - Work session of the Centre Region municipal Planning Commissions annually to discuss mutual issues

## 6. Yield Planning

Review of Intent: To make sure that every lot has a primary and back-up location for sewage disposal.

- Currently primary area can be on the lot and the back-up can be in the open land. This makes it difficult to use that open space for anything else, i.e. parking lot, agricultural fields, etc.

The Yield Plan regulations will be reviewed by Dave Piper, the Zoning Officer, before they are officially referred to the BOS. Ms. Del Corso moved to forward the Yield Plan regulations to the Zoning Officer. Mr. Evans second. Vote: 5-0.

## 7. Agricultural Zoning District- Conditional Use Criteria

*Mining/ Quarry:*

- After reviewing with the PC the information from other municipalities within the Centre Region, Ms. Liggett asked whether the Planning Commission would like to make any changes to the current regulations. One approach is to establish conditions for each land use, the existing system establishes a broad range of categories within which the BOS can decide on conditions. If the PC wants to keep the regulations as is, then the broad categories would remain, but if the PC wants each use to have specific conditions, they would have to review each land use and determine that criteria up front.
- The PC decided, unanimously, to keep the mining/ quarry under the conditional use and to keep the regulations as is.

## 9. Matter of Record

-The next meeting of the PC is June 17, 2014 meeting.

-The next PC meeting will include a discussion of work program ideas for 2015 for budgeting purposes, and a review of what the PC has proposed for the Ag zoning district to prepare for a presentation to the BOS.

**9. Adjournment**

Motion. Mr. Nauman moved to adjourn. Ms. Gartner seconded. Vote: 5-0.

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,  
Nicole Gross  
Recording Secretary