

**HALFMOON TOWNSHIP**  
**Planning Commission Meeting**  
**June 4, 2013      7:00 pm**

Present: Danelle Del Corso, Bob Eberhart, Sam Evans, Jordan Finkelstein  
Absent: Lorin Nauman, John Stevens, Allen Wilson  
Others present: D. J. Liggett, CRPA; Susan Steele, Township Manager; Melissa Gartner, recording secretary

**1. Call To Order**

Chair Ms. Del Corso called the meeting to order at 7:02 p.m.

**2. Citizen Comments**

None

**3. Approval of May 14, 2013 Minutes**

Motion. Mr. Finkelstein moved to approve the minutes of May 14, 2013. Mr. Eberhart seconded. Vote: 4-0.

**4. Reports**

a. BOS Update

Ms. Liggett reported that the BOS met on May 23. They discussed the RGB/SSA agreement and offered comments to send to the COG Executive Director, Jim Steff. They also discussed resurfacing Loveville Road because this past winter caused noticeable damage to the road. The BOS tabled the shared driveway motion again. They came to a resolution of a shared driveway serving two homes and a private road serving four homes. Then Mr. Houtz asked if there was a maximum length for a private road; since there was not an easy answer, the BOS decided to table discussion until the Township Solicitor, Township Manager, and Zoning Officer could be present. The BOS then discussed the kennel issue and requested the updated language in ordinance form for the next meeting. The BOS will also discuss the Planning Commission's recommendations for revisions to the fire regulations at the next meeting.

b. Zoning Officer's Report

No report.

c. CRPC Update

The CRPC will meet on June 6.

d. Open Space Board Update

Mr. Joe Tylka presented information on protecting the Township's senior lien position in relation to mortgages. The BOS was enthusiastic and referred Mr.

Tylka's and Ms. Steele's suggestions to the Solicitor for ordinance language. The language will then return to the OSB for review.

## 5. Future Land Use Map – Options for Implementation

Ms. Del Corso created a "Planning Commission Zoning Review" summary of the definitions, permitted and accessory uses that the PC has discussed to this date. She placed it on the PC website under [Resources](#).

Ms. Steele asked if the PC wanted to complete the review of the R districts before submitting to the BOS. Members discussed and decided to do a cursory review of all of the zoning districts and then submit each individually to the BOS as a white paper.

The next PC meeting on June 18 will be a work session to review all of the zoning districts and current uses in Halfmoon Township. Ms. Liggett will prepare a master chart listing all of the permitted and accessory uses for these zones, similar to the chart she prepared for the various permitted uses in Ferguson Township's residential zoning districts. Ms. Del Corso will bring white board markers, colored post-its, and post-it charts.

Then discussion focused on Ferguson Township's R-2, R-3, R-4, and RR districts. Members reviewed what was permitted and decided that for Halfmoon's new R-2 zoning district, they would like to see a moderate expansion of residential options, including duplexes, single-family homes with one apartment, and small bed and breakfast establishments. They retained the higher traffic uses, such as multi-family homes, schools, day care centers, etc. for a new R-3 zoning district. This type of zoning district would be a logical choice to locate near a proposed multi-use area adjacent to the RGB/SSA line. The new R-3 might also include uses and definitions from the VZD, and will be reviewed again at the next meeting.

At the end of the discussion, Mr. Eberhart asked the PC to consider adding a Rural Residential type of zoning district similar to Ferguson Township's RR, because the larger estate lots in the residential zoning district could accommodate more permitted uses than the smaller neighborhood lots.

### R-1

#### **Permitted Uses**

(primary use of the land)

- Dwelling, Single Family
- Public Grounds
- Open Areas
- Open Land
  
- Designated well sites, potable well pump station facilities, water treatment facilities and storage tanks

#### **Accessory Uses**

(secondary uses)

- Home Occupation
- Accessory Use or Building
- Agriculture, Home
- Customary Uses accessory to the above; Essential Services

## R-2

### Permitted Uses

(primary use of the land)

- All R-1 Permitted Uses
- Duplex
- Designated well sites, potable well pump station facilities, water treatment facilities and storage tanks

### Accessory Uses

(secondary uses)

- All R-1 Accessory Uses
- Dwelling, Single Family with apartment
- B&B (1-3 bedrooms)

## R-3 (Village Zoning/Mixed Use)

### Permitted Uses

(primary use of the land)

- All R-1 and R-2 Permitted Uses
- Multi-Family/Townhome
- Group Home
- Place of Worship
- Day Care
- School
- Place of Assembly
- Firehouse/Ambulance/Public Service
- Designated well sites, potable well pump station facilities, water treatment facilities and storage tanks

### Accessory Uses

(secondary uses)

- All R-1 and R-2 Accessory Uses

Following are lists of approved and needed definitions for these three residential zones:

### Approved Definitions (and source)

Accessory Use or Building	GZ
Agriculture, Home	APA
Dwelling, Single-Family	GZ
Home Occupation	GZ
Open Area	VZD
Open Land	GZ
Public Grounds	VZD
Use	GZ

### Needed Definitions

Bed and Breakfast (1-3 bedrooms)
Day Care
Duplex
Dwelling, Single-Family with apartment
Firehouse/Ambulance/Public Service
Group Home
Multi-Family/Townhome
Place of Assembly
Place of Worship
School

## 6. Matter of Record

- The next PC meeting will be held on June 18. Agenda items will include continued review of the Township zoning districts and may include final review of the Kristie and Richard Weiss preliminary/final plan.

**7. Adjournment**

Motion. Mr. Finkelstein moved to adjourn. Mr. Evans seconded. Vote: 4-0.

The meeting was adjourned at 8:17 p.m.

Respectfully submitted,  
Melissa Gartner  
Recording Secretary