

HALFMOON TOWNSHIP
Planning Commission Meeting
June 7, 2011 7:00 pm

Present: Danelle Del Corso, Bob Eberhart, Larry Fennessey, Jordan Finkelstein, Lorin Nauman, John Stevens
Absent: Joe Tylka
Others present: D. J. Liggett, CRPA; Susan Steele, Township Manager; Eric Casanave, Penn Terra Engineering, Inc.; Mark Maloney, Halfmoon Land Company; Melissa Gartner, recording secretary

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 May 10, 2011 Minutes

Ms. Steele added clarifications to the minutes, and the changes were reviewed by the members. Motion. Mr. Nauman moved to approve the revised minutes of May 10, 2011. Mr. Stevens seconded. Vote: 6-0.

4. Reports

a. BOS Update

Ms. Steele reported that on May 12, the BOS rejected in its entirety the sewer planning module for the 420-lot project. Mr. Maloney will submit a new sewer planning module in the future. BOS members asked for clarification on the Act 537 Section 5 Implementation Agreement. At the May 26 BOS meeting, the BOS asked Ms. Steele to send a letter to COG's Executive Committee because Section 5 stated that outside the Regional Growth Boundary, the only septic systems allowed were on-lot or COLD systems. Ms. Steele was to ask the Executive Committee if they would broaden the definition to include new/innovative technology, or if not, make a clarification. Mr. Mark Stephenson also wanted to know if Halfmoon allowed a different wastewater system in the Township, would they be *de facto* allowing an extension of the Regional Growth Boundary? The Executive Committee could handle this matter itself or refer it to another committee.

The Codification public hearing was scheduled for July 14. The Township received 15 copies of the published Code, with five to go to other entities and ten available to staff, Township committees, and the Township office. Updates will appear online, with yearly paper copy updates.

b. Zoning Officer's Update

Mr. Piper was not present. He was attending two hearings in Warriors Mark.

c. CRPC Update

Ms. Del Corso reported she attended the June 2 joint meeting between the CRPC and the Transportation and Land Use Committee (TLU). Mr. Tom Zilla gave an update on the Halfmoon and Patton Land Area Planned Traffic Analysis. He will present the final results to Halfmoon and Patton Townships this summer. In connection with the Comprehensive Plan, there will also be approximately 2,000 random resident surveys sent out in July-August to collect feedback on growth in various areas (general, economic, land use, transportation, etc) over the next 40 years. Mr. Finkelstein questioned the need for the survey. Ms. Liggett said that the Comprehensive Plan would be used as a guidebook for future land use and development; staff hoped the survey would reach more residents than the previous public meetings did. Mr. Fennessey added that Penn State University used data from the last Comprehensive Plan for things like potable water studies.

5. Halfmoon Land Company – Preliminary/Final Plan

Comments on the planning module:

Ms. Liggett said the planning module for on-lot systems on the four estate lots on approximately 40 acres of land came in about two months ago. Mr. Piper and Ms. Liggett reviewed the module and both were satisfied that it met the Township requirements. If the PC approved the planning module, it would then be referred to the BOS for action.

Motion. Mr. Fennessey moved to approve the planning module for Tax Parcels 17-2-4 and 17-2-4a, authorize the Planning Commission Chair to sign the module, and refer it to the Board of Supervisors for action. Mr. Stevens seconded. Vote: 5-1 (Finkelstein)

Comments on the final plan:

Ms. Liggett said she, Mr. Piper, and Mr. Franson reviewed the final plan and it was still missing several key pieces. There was no approval from the Fire Chief and no Highway Occupancy Permit from PennDOT, several signatures were missing, and there had still been no submission of a waiver request for a shared driveway access for more than four lots as required under the subdivision regulations. Mr. Franson also noted the lack of a proof of review and approval of an erosion and sedimentation plan by the Centre County Conservation District. Mr. Franson asked about the expanded width of the driveway to 18 feet, and asked if new storm water calculations were available. Mr. Casanave said that the 18' section was only for the 'new part' serving the upper two lots. One additional pull-off area was also proposed.

Ms. Steele asked if they had applied to PennDOT for the HOP permit. She asked since under the MPC, PennDOT had 60 days from the date of the HOP application to reply by rejecting, approving, or commenting. Mr. Casanave responded that they had not yet applied for the HOP since they needed a letter from the Township and CRPA stating the entities knew the permit was being applied for. Mr. Casanave said he would draft a letter for the Township and CRPA signatures and would forward it to Ms. Liggett and the Township.

Mr. Stevens asked if the wider road would fit through the existing stone pillars. Mr. Maloney and Mr. Casanave said the pillars were being moved farther apart to accommodate the wider road. A tree was already been removed in preparation for one stone pillar's new placement.

Ms. Liggett said that staff recommended no action taken until these issues have been addressed. Mr. Casanave said they had no objections since they were waiting for paperwork.

Mr. Casanave asked if Mr. Piper could sign the planning module before the BOS meeting on Thursday, June 9. Ms. Steele said that was possible. Ms. Del Corso then signed the planning module.

Ms. Del Corso clarified that this item would not come back before the PC until the outstanding issues were resolved or staff felt that it was ready for PC attention.

On an unrelated issue, Mr. Maloney asked if there were any restrictions on holding an 'Experience' camp on his mountain property. PC members said that it was not a PC issue, but rather a liability issue for Mr. Maloney. Mr. Maloney then asked about a bill currently sitting in Judicial Review to protect farmers and large land owners for 'agri-tainment' and 'agri-tourism' events. After discussion, the PC said it was not really a PC matter and wished Mr. Maloney good luck with the project.

6. Parks Plan – Trail Update

Ms. Liggett said this was a follow-up to the joint meeting with the Park Board on May 10. She and Ms. Trish Meek came out on June 3 to do a local tour and plot out potential routes.

She presented a Proposed Trail Map from Sawmill Road to Autumn Meadow Park, showing a few existing routes in yellow as "Share The Road" possibilities, one high-traffic area on Smith Road connecting the intersection with Tow Hill and Autumn Meadow Park, and some public easement roads that could be utilized immediately. Members questioned various road choices and trail possibilities, and suggested alternatives. Ms. Liggett said she would take this to Mr. Franson for his comments on the map and trail routes. Ms. Del Corso said for the next meeting, the PC would review the Township's Official Map.

Ms. Steele said if the Township wanted to make certain private roads public, then they would need to be improved to public standards. This brought up the issue of who would pay for the improvement and future maintenance. Mr. Fennessey suggested deciding on paper which roads looked promising to upgrade, and then actually going to the road to see its true physical condition. Ms. Liggett added that perhaps the road itself did not need to become public, but the Township could add a public easement for a trail. Members thanked Ms. Liggett for her work on the trail map.

7. 2011 Work Program

Ms. Del Corso listed the 2011 Work Program items on the board for discussion, since the first item was underway and 2011 was half over.

- Review and update Parks Plan elements
- Review Open Space Board recommendations
- Review Codification
- Consider re-eval Village Zoning District
- Review Ag Zoning District – consider large lot residential development
- Evaluate private road issues and the Official Map
- Review COG energy efficiency action items

After discussion, members decided the work on codification could begin after the public hearing on July 14. Work on the Open Space Board recommendations could begin at the joint PC-Open Space Board meeting on June 23.

8. Matter of Record

Ms. Steele showed members the online Codification website. This would help developers find the most recent Code updates and amendments. Once an item was codified, the Township Solicitor would give the activation 'key' to Ms. Steele, which would then make the item public.

Mr. Nauman asked if Mr. Maloney's fifth lot could be a conditional lot. Once a future roadway behind the existing cabin was created, then his fifth lot on the hill could be developed. Ms. Liggett said that Mr. Franson had suggested a similar idea.

Mr. Eberhart had previously voiced concerns about the waiver. Ms. Yurchak said the MPC required a waiver to be applied for in writing at the time of the land development application, and Mr. Maloney had not yet applied for the waiver. Discussion continued on waiver procedures, the BOS remanding process, and PC recommendations.

Mr. Eberhart reviewed the matter of record: "The BOS took action on May 12, 2011, to reject the Planning Module for Halfmoon Land Company for the proposed Halfmoon Acres and Greenmore Village developments." An informal discussion continued until the motion for adjournment.

9. Adjournment

Motion. Mr. Nauman moved to adjourn. Mr. Stevens seconded.

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,
Melissa Gartner
Recording Secretary

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Invite your neighbor to carpool!*