

HALFMOON TOWNSHIP
Planning Commission Meeting
June 17, 2014

7:00 pm

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

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 June 3, 2014 Minutes

Correction: Jason Little and John Stevens were not present for June 3, 2014 meeting. Mr. Stevens moved to approve the minutes of June 3, 2014. Evans seconded. Vote: 7-0.

4. Reports

a. BOS Update

The widening of Smith Road to accommodate walkers and bikers was discussed again.

b. Zoning Officer's Report - None

c. CRPC Update-

Zoning terminology is being worked on for a standardized terminology list for across the region. A Peer to Peer training opportunity is scheduled for October 2. Mr. John Lichman, State College Borough Water Authority, discussed the annual review on water resources. Mr. Lichman reported the SCBWA has more customers, but is using less water thanks to conservation efforts (for instance, leaking pipes being detected). Mr. Lichman discussed the water line replacement on College Avenue and the costs behind it.

d. Open Space Board Update-

Mr. Nauman reported the Board reviewed the land rating system and is still reviewing a couple of items due to some positive versus negatives issues. A re-rating of six of the properties that were already submitted was done to see if the new system will work.

5. 2015 Work Program- Budgeting

The Township Manager requested that the Planning Commission consider the funding it may need in 2015 to accomplish its work program goals. She noted that funds for advertising public meetings should be allotted as a result of the zoning changes the PC is considering. The PC discussed having funds allotted for three public meetings (Official Map, Ag Zoning District, Fire regulations) plus the advertising/ marketing

expenses (postage, paper, signs, refreshments, etc) for meetings. Ms. Steele will be asked to provide a fund amount estimate for the actual budget request.

6. Agricultural Zoning District Review

- a. Review the zoning analysis to date with the BOS (recap year to date)-
 - i. Remind the BOS of the basis in the Future Land Use Map and their direction to the PC to begin with the Ag district
- b. Background on Ag zone- The PC approach to the issue:
 - i. Referenced other townships
 - ii. Attended local Government Training "Zoning Decisions"
- c. Review Ag Zone in Detail – PC Proposed:
 - i. Permitted, Accessory, and Conditional Uses
 - ii. Statement of Intent
 - iii. Criteria and Standards for the Uses
 1. Bulk Regulations Identified
 2. Pleasing to the eye when driving through the township and maintaining the agricultural culture of the Township
 3. Recreational Facilities
- d. Results of Proposals
 - i. Definitions: changes, eliminations, additions
 - ii. Removing RPD
 - iii. Perception of removing options
 - iv. Zoning is not an "Estate Planning" tool
 - v. Financial and lending issues for ag properties: PC identified the issue and is researching the background on this issue so they are better informed
 - vi. Yield Planning – Necessary as result of removing the RPD
 1. PC may need to strategize how the changes will be presented to the residents. For example, explaining the importance of yield planning to the environment and groundwater resources
- e. Next Step:

Begin with Mixed Use zone and commercial uses that have been deleted from the Ag district
- f. Touchy Subjects:
 - i. Land Value
 - ii. Minimum Lot Size - Based on "Clean and Green" requirements

Ms. Del Corso is hoping to present the review of the Ag Zone to the Board of Supervisors in July or August, to be proactive.

7. Review of Ag Zone by the PC

- The Ag Zone Chapter in the Township Code went from 21 pages to three page as a result of the PC's recommendations.
- Created a Bulk Regulations chart which eliminated a lot of the pages on specific details of setbacks, and lot widths.

- Removed and changed or replaced items throughout the document to eliminate the details of specific land uses, i.e. Wind Turbine details under supplementary uses.
- Took out multifamily homes and trailer homes.
- Recommendation is to present the AG zone as revised with the proposed Intent Section and the Bulk Regulations Chart. PC unanimously agreed.
- General Use Regulations: Amend to add detailed requirements for Mining & Quarrying, Wind Turbines, etc. formerly found in the Ag district.

9. Matter of Record

-The next meeting of the PC is scheduled for July 1, 2014 meeting. The PC will discuss the presentation to BOS.

- Halfmoon Grange is having an event to dedicate the windows on June 21, 2014 from 1-3 PM.

9. Adjournment

Motion. Mr. Evans moved to adjourn. Ms. Stevens seconded. Vote: 8-0.

The meeting was adjourned at 8:02 p.m.

Respectfully submitted,
Nicole Gross
Recording Secretary