

HALFMOON TOWNSHIP
Planning Commission Meeting
June 18, 2013 7:00 pm

Present: Danelle Del Corso, Bob Eberhart, Jordan Finkelstein, Lorin Nauman, John Stevens
Absent: Sam Evans, 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 June 4, 2013 Minutes

Mr. Eberhart asked to have this information inserted into the Open Space Board Update: "Mr. Tylka presented *to the BOS, on behalf of the OSB*, information on protecting the Township's senior lien position in relation to mortgages."

Motion. Mr. Stevens moved to approve the minutes of June 4, 2013 with one addition. Mr. Finkelstein seconded. Vote: 5-0.

4. Reports

a. BOS Update

Ms. Steele reported that the BOS met on June 13. The public hearing for the kennel language and Ag district changes, and the shared driveway/private road regulation changes has been set for August 8. The fire company chief did not attend so the BOS did not discuss the proposed changes to the Township fire regulations.

b. Zoning Officer's Report

No report.

c. CRPC Update

Ms. Del Corso reported that the CRPC met on June 6. The CRPA is looking to provide training for the CRPC members, which could also be helpful for PC members. The CRPC offered suggestions for possible training topics. If anyone has topic suggestions, please send to Ms. Del Corso. Ms. Steele said to check the Governor's LEAD web page for the free webinars for planning commission members. Ms. Del Corso shared copies of an article titled "Top Ten Ways to Make Your Planning Commission More Relevant in Your Community."

Ms. Liggett said that the Halfmoon/Patton Area Plan is completed. The project has been closed out, the policy document, mapping, and traffic study are done,

and the documents have been finalized. She will put them onto the PC website under Resource Documents for reference. Some of this information will be helpful when handling the new equestrian center coming to the Township.

d. Open Space Board Update

Mr. Eberhart reported that the OSB did not meet. They are waiting for information from the Township Solicitor.

5. Future Land Use Map – Options for Implementation

Ms. Del Corso summarized the previous PC work completed on the R-1 and R-2 zoning districts, and the uses temporarily held in the R-3 zoning district for further discussion. The PC reviewed a list prepared by Ms. Liggett of all the Permitted, Accessory, and Conditional Uses in the Township by Zoning District, which members then used in the following discussions.

In the course of the meeting, members reviewed all of the uses in the Agricultural (A-1) zoning district and discussed which should stay in A-1, which should be included in a new Rural Residential or Rural Estate zoning district, and which ones should be moved to a Commercial or Industrial district. Members also debated the process, i.e., should the PC revise the zoning districts first or assign the zoning districts to areas of the map first. Members then tentatively agreed to look at the Township map in three sections:

- Eastern Township line to Sawmill Road: R-3, C-1, I-1
- Sawmill Road to Smith Road: R-1, R-2, R-R
- Smith Road to western Township Line: A-1 and existing R-1

This alignment would place the most concentrated development closest to the Patton Township line, where public sewer service is most likely in the future, and protect the agricultural/farming areas in the less populated western portion of the Township.

Members also listed several topics of concern to be dealt with in the future:

- Livestock in R-1
- Downzoning in western portion of Township
- Transfer of development rights

The following charts list the permitted and accessory uses tentatively sorted into the R-1, R-2, R-3, R-R, A-1, and C-1/I-1 zoning districts. Items in red are additions to previously discussed districts. The uses listed under C-1/I-1 were not discussed but included for future discussions since they are currently listed under C-1 or LI (Limited Industrial) in the Township.

R-1

Permitted Uses

(primary use of the land)

- Dwelling, Single Family
- Designated well sites, potable well pump station facilities, water treatment facilities and storage tanks

Accessory Uses

(secondary uses)

- Accessory Use or Building
- Agriculture, Home

- Forestry uses related to the harvesting of lumber products, including the establishment and operation of equipment necessary for the harvesting of trees
- Open Areas
- Open Land
- Public Grounds
- Customary Uses accessory to the above; Essential Services
- Home Occupation
- Residential Wind Turbines

R-2

Permitted Uses

(primary use of the land)

- All R-1 Permitted Uses
- Duplex

Accessory Uses

(secondary uses)

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

R-3 (Village Zoning/Mixed Use)

Permitted Uses

(primary use of the land)

- All R-1 and R-2 Permitted Uses
- Day Care
- Group Home
- Firehouse/Ambulance/Public Service
- Mobile Home Park
- Multi-Family/Townhome
- Place of Assembly
- Place of Worship
- School

Accessory Uses

(secondary uses)

- All R-1 and R-2 Accessory Uses

R-R (large estate lots)

Permitted Uses

(primary use of the land)

- All R-1, R-2, and R-3 Permitted Uses
- Agricultural uses related to the tilling of the land, the raising of farm products, the raising and keeping of livestock and poultry, including the sale of farm products produced on the lot
- Machine shop, small engine repair shop, furniture making shop, woodworking shop

Accessory Uses

(secondary uses)

- All R-1, R-2, and R-3 Accessory Uses

A-1

Permitted Uses

(primary use of the land)

- Dwelling, Single Family (LOT SIZE?)
- Agricultural uses related to the tilling of the land, the raising of farm products, the raising and keeping of livestock and poultry, including the sale of farm products produced on the lot
- Bed & breakfasts (4+ bdr)
- Forestry uses related to the harvesting of lumber products, including the establishment and operation of equipment necessary for the harvesting of trees
- Machine shop, small engine repair shop, furniture making shop, woodworking shop
- Residences of caretakers and/or owner operators, and offices necessary to conduct said businesses; farm hand housing

- Preservation
- Quarry
- Recreational use
- Uses/equipment for processing natural resources

Commercial (C-1)/Industrial (I-1)

Permitted Uses

(primary use of the land)

- Any production, manufacturing, assembly, processing, cleaning, testing, repair, storage or distribution of materials, goods, foodstuffs, and products not involving a retail activity
- Assembly of prefabricated components by hand
- Bowling alley
- Commercial dairy, commercial horticultural nursery

Accessory Uses

(secondary uses)

- Accessory Use or Building
- Home Occupation
- Residential Wind Turbines

Conditional Use

- Recreational facility, such as vehicular race track, campground, youth camp, gun club, hike, bike, or horse path, golf course, tennis court, picnic area, hunting or targeting facility or preserve, or other organized sport arrangement

Accessory Uses

(secondary uses)

- Accessory dwelling unit
- Accessory use/building, including home occupation accessory to permitted use
- Customary use accessory to permitted use; essential service
- Residential wind turbines

- Commercial school
- Commercial wind turbine
- Community sewage plant
- Drug store
- Medical office and hospital
- Office
- Optical instrument systems development
- Personal service shop, such as barber and beauty salon
- Printing and binding
- Public and private garage for storage and maintenance of motor vehicles, and accessory use or sale of new and used vehicle parts
- Public utility facility
- Radio and television studio
- Repair shop, such as radio and television repair or other similar service
- Research, engineering or testing laboratories
- Restaurant
- Retail store
- Service station
- Social club
- Supermarket
- Taxi, limousine and bus service
- Veterinary hospital
- Wholesale distribution or storage
- Yard storage of equipment, road materials, excavation, electrician, construction trades, well-driller, and/or septic operation, businesses to include offices
- Restaurant, cafeteria or recreational facility for employees

6. Matter of Record

- The next PC meeting will be held on July 2. Agenda items will include continued review of the Township zoning districts.

7. Adjournment

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

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Melissa Gartner
Recording Secretary