

HALFMOON TOWNSHIP
Planning Commission Meeting
July 2, 2013 7:00 pm

Present: Danelle Del Corso, Bob Eberhart, Lorin Nauman, John Stevens
Absent: Sam Evans, Jordan Finkelstein, Allen Wilson
Others present: D. J. Liggett, CRPA; Kathy Henry, Mease Engineering; Melissa Gartner, recording secretary

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 June 18, 2013 Minutes

Motion. Mr. Stevens moved to approve the minutes of June 18, 2013. Mr. Nauman seconded. Vote: 4-0.

4. Reports

a. BOS Update

Ms. Liggett reported that, at the June 27 BOS meeting, the primary agenda item was park development for Autumn Meadow and Municipal Parks. She said that she, Ms. Steele, and CRPA staff have met with a representative from the Department of Conservation and Natural Resources (DCNR) to discuss grant funding opportunities for park improvements. His recommendation, and the staff recommendation to the BOS, is to consider doing a master site development plan for one or both parks to identify what improvements are desired and how to fund them over a series of years. DCNR also recommended the Township should retain a consultant to do the master site plan since a professional will not only have experience with similar plans but also conduct the community surveys and build public participation. Only three members of BOS were present, but they voted to proceed with an RFP. Ms. Steele will send out the RFP to gauge prices. The BOS will also decide later if the Township wants to focus on one or both parks. Ms. Liggett thought an RFP might be ready by September. Since the Township has not requested money from DCNR in quite a while, this would be an opportune time to submit a more extensive park improvement plan, rather than ask for one piece of equipment.

The BOS also scheduled public hearings for the kennel issue and the shared driveway/private road issue for July 11. However, advertising requirements made it necessary to reschedule. Also, because both of these are changes to the Zoning Ordinance and the Subdivision Ordinance, the matter must also go to Centre Regional Planning Commission for comment or recommendation. Since

the CRPC's July 4th meeting has been cancelled, the rescheduled date for the public hearing is August 8.

b. Zoning Officer's Report
No report.

c. CRPC Update
Ms. Del Corso reported that there is no meeting in July. The next meeting is August 1. Ms. Liggett expected the kennel issue and the shared driveway/private road issue to be consent items on the agenda, since neither impacts the other municipalities.

d. Open Space Board Update
Mr. Eberhart reported that the OSPB did not meet again. They are still waiting for updated draft language changes. The next scheduled meeting will be July 17.

5. Kristie and Richard Weiss Preliminary/Final Plan

Ms. Liggett reviewed the previous discussions on this plan. Since the April 2 PC meeting when this plan was first presented, a few changes occurred. Mr. Edgar Jodon, the property owner of the small piece of land adjacent to Beckwith Road, entered into the Highway Occupancy Permit with PennDOT to maintain the clear site distance. He could not subdivide and separate that small piece for sale, so Kristie and Richard Weiss could not purchase it. Therefore, this is a revised plan from what was presented to the PC on April 2.

Ms. Liggett, Mr. Piper (Zoning Officer), and Mr. Franson (Township Engineer) provided review comments on this revised plan, almost all of which have been addressed at this point. In the fire protection regulations, the 75,000 pound weight requirement for fire apparatus access roads still exists, so to address this requirement, Ms. Liggett suggested that Mease Engineering apply for a waiver on behalf of the Weisses to waive that requirement. In addition, because this driveway will serve four lots, the County 9-1-1 Administrator will probably require this driveway to have a name posted at the road entrance to help fire personnel to locate it. Ms. Liggett said the plan needs to note that this is a shared driveway, and not a private road. Ms. Kathy Henry, Mease Engineering, said this note was recently added to the plan.

Even though the PC has recommended the elimination of the water storage tank requirement, the BOS has not taken action yet so this requirement is also still on the books. Mr. Franson had concerns about the multi-tank design shown on the plan since it presented potential problems with water leakage at the connection pipe. He asked to have the local fire company review the proposed tank installation and make comments on it. The fire company received his request but had not submitted any comments as of this point. Ms. Henry said they would like to put a note on the plan that if a house is ever constructed on the lot, they have the option to install a sprinkler system or a water storage tank.

On a recommendation from the Township Solicitor, the BOS approved a new waiver request form. Ms. Liggett will see that Ms. Henry receives a copy of this new

form. The new paperwork will need to be completed before the revised plan can come before the BOS.

Mr. Nauman asked about the water tank specifics; Ms. Henry said the plan was for two 2,000 gallon tanks connected by a pipe, rather than one large and expensive 4,000 gallon tank.

Motion. Mr. Nauman recommended conditional approval of the Kristie and Richard Weiss plan with satisfactory resolution of the comments from the Port Matilda Fire Company regarding the water storage tank construction, approval of the waiver request for the 75,000 pound weight requirement, a review of the maintenance agreement language by the Township Solicitor, and a note added to the plan noting the property owners have the option of substituting a sprinkler system for the water storage tank for fire suppression,. Mr. Stevens seconded. Vote: 4-0.

6. Future Land Use Map – Options for Implementation

Members reviewed the Township map and discussed four potential sections for differing land uses (with corresponding zoning):

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

Ms. Liggett explained that under current zoning (1 dwelling per acre), the Township could experience up to another 8,000 dwelling units. Also, because the majority of the Township is zoned Agriculture and the Township must provide for all land uses, there are many current land uses in the Agriculture district that have nothing to do with agriculture.

Ms. Liggett provided information on the Planned Residential Development (PRD) concept, used by other local municipalities in mixed use areas (ex: Toftrees). A PRD would be a zoning overlay in which a developer would submit a master plan. The concept provides flexibility to both the Township and developer so the development could combine commercial, industrial, office and residential areas. A complication to the PRD situation is that if the phasing is not spelled out in the master plan, the residential section could be completed first and the subsequent homeowners might not want the commercial or industrial phases to be built and add traffic into their neighborhoods. In other municipalities PRDs are only permitted in certain zoning districts as an overlay. Mr. Eberhart suggested examining how PRDs have been implemented in Patton Township.

Mr. Eberhart reviewed the issues with the original concept of the Village District around Stormstown. The Village was intended to be a place with a few offices, some small commercial ventures (stores, beauty parlors, etc), and residences with smaller lots. Prior to Trotter Farm, Grahamton, and all of the developments along Smith Road, Stormstown was the hub of residential development. It made sense to focus commercial development there, since proportionally more residents lived there. Currently, the Village does not have public sewer so any commercial ventures in the Village district could be built at a smaller scale but their size is limited by the level of waste that can be handled by on-lot or community on-lot septic systems. Members discussed this and came to the consensus that the Village

District should stay as is, and if public sewer came to the Village in the future, its commercial enterprises could expand at that time.

Mr. Nauman discussed that the land located on the north side of Route 550 does not pass percolation testing and the soil is not as fertile. Members then decided to leave the land north of Route 550 zoned as Ag, with one existing small R-1 area, because the land would not support large housing developments and the wastewater they would produce.

Instead of a specific Forestry zone, members decided it might be more practical to adopt a Ridge Overlay on top of an Ag area, as used in Ferguson Township, based on the soil types on the slopes. The PC will discuss the Agriculture zoning district (A-#) at the July 16 meeting.

Members then discussed the following changes (shown in red on the charts on the following pages after the minutes):

- Change the proposed Rural Residential zoning district name to Ag Residential zoning district, to more accurately reflect the land use.
- Remove all R-1, R-2, and R-3 Permitted and Accessory Uses from the new A-R zone.
- Add Dwelling, Single Family with Lot Size TBD to the permitted uses in the new A-R zone.
- Add open land, open area, and public ground to the permitted uses for Ag and A-R zones.
- Consider combining R-1 and R-2 zoning districts.
- Consider combining R-3 and Village zoning districts.
- Consider changing the A-1 to an A-#, and increasing the minimum lot size from 1 acre to something greater.
- Consider adding a Ridge Overlay to the Zoning Code.

7. Matter of Record

- The next PC meeting will be held on July 16. Agenda items will include a continued review of the Township zoning districts.

8. Adjournment

Motion. Mr. Nauman moved to adjourn. Mr. Stevens seconded. Vote: 4-0.

The meeting was adjourned at 8:36 p.m.

Respectfully submitted,
Melissa Gartner
Recording Secretary

R-1

| Permitted Uses (primary use of the land) | Accessory Uses (secondary uses) |
|--|---|
| <ul style="list-style-type: none"> ▪ Dwelling, Single Family ▪ Designated well sites, potable well pump station facilities, water treatment facilities and storage tanks | <ul style="list-style-type: none"> ▪ Accessory Use or Building ▪ Agriculture, Home |
| <ul style="list-style-type: none"> ▪ Forestry uses related to the harvesting of lumber products, including the establishment and operation of equipment necessary for the harvesting of trees | <ul style="list-style-type: none"> ▪ Customary Uses accessory to the above; Essential Services |
| <ul style="list-style-type: none"> ▪ Open Areas | <ul style="list-style-type: none"> ▪ Home Occupation |
| <ul style="list-style-type: none"> ▪ Open Land | <ul style="list-style-type: none"> ▪ Residential Wind Turbines |
| <ul style="list-style-type: none"> ▪ Public Grounds | |

R-2

| Permitted Uses (primary use of the land) | Accessory Uses (secondary uses) |
|--|--|
| <ul style="list-style-type: none"> ▪ All R-1 Permitted Uses | <ul style="list-style-type: none"> ▪ All R-1 Accessory Uses |
| <ul style="list-style-type: none"> ▪ Duplex | <ul style="list-style-type: none"> ▪ B&B (1-3 bedrooms) |
| | <ul style="list-style-type: none"> ▪ Dwelling, Single Family with apartment |

R-3

| Permitted Uses (primary use of the land) | Accessory Uses (secondary uses) |
|--|--|
| <ul style="list-style-type: none"> ▪ All R-1 and R-2 Permitted Uses | <ul style="list-style-type: none"> ▪ All R-1 and R-2 Accessory Uses |
| <ul style="list-style-type: none"> ▪ Day Care | |
| <ul style="list-style-type: none"> ▪ Group Home | |
| <ul style="list-style-type: none"> ▪ Firehouse/Ambulance/Public Service | |
| <ul style="list-style-type: none"> ▪ Mobile Home Park | |
| <ul style="list-style-type: none"> ▪ Multi-Family/Townhome | |
| <ul style="list-style-type: none"> ▪ Place of Assembly | |
| <ul style="list-style-type: none"> ▪ Place of Worship | |
| <ul style="list-style-type: none"> ▪ School | |

A-R (large estate lots)

| Permitted Uses (primary use of the land) | Accessory Uses (secondary uses) |
|---|---|
| <ul style="list-style-type: none"> ▪ Dwelling, Single Family (Lot size TBD) | <ul style="list-style-type: none"> ▪ All R-1, R-2, and R-3 Accessory Uses |
| <ul style="list-style-type: none"> ▪ 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 | |
| <ul style="list-style-type: none"> ▪ Machine shop, small engine repair shop, furniture making shop, woodworking shop | |
| <ul style="list-style-type: none"> ▪ Open Area | |
| <ul style="list-style-type: none"> ▪ Open Land | |
| <ul style="list-style-type: none"> ▪ Public Ground | |

A-#

| Permitted Uses (primary use of the land) | Accessory Uses (secondary uses) |
|---|---|
| <ul style="list-style-type: none"> ▪ 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 | <ul style="list-style-type: none"> ▪ Accessory Use or Building |
| <ul style="list-style-type: none"> ▪ Bed & breakfasts (4+ bdr) | <ul style="list-style-type: none"> ▪ Home Occupation |
| <ul style="list-style-type: none"> ▪ Dwelling, Single Family (Lot size TBD but greater than 1 acre) | <ul style="list-style-type: none"> ▪ Residential Wind Turbines |
| <ul style="list-style-type: none"> ▪ Forestry uses related to the harvesting of lumber products, including the establishment and operation of equipment necessary for the harvesting of trees | |
| <ul style="list-style-type: none"> ▪ Machine shop, small engine repair shop, furniture making shop, woodworking shop | |
| <ul style="list-style-type: none"> ▪ Residences of caretakers and/or owner operators, and offices necessary to conduct said businesses; farm hand housing | |
| <ul style="list-style-type: none"> ▪ Open Area | |
| <ul style="list-style-type: none"> ▪ Open Land | |
| <ul style="list-style-type: none"> ▪ Preservation | |
| <ul style="list-style-type: none"> ▪ Public Ground | |

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|---|--|
| <ul style="list-style-type: none"> ▪ Quarry ▪ Recreational use ▪ Uses/equipment for processing natural resources | |
| Conditional Uses | |
| <ul style="list-style-type: none"> ▪ 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 | |

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

| Permitted Uses (primary use of the land) | Accessory Uses (secondary uses) |
|--|---|
| <ul style="list-style-type: none"> ▪ 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 | <ul style="list-style-type: none"> ▪ Accessory dwelling unit |
| <ul style="list-style-type: none"> ▪ Bowling alley | <ul style="list-style-type: none"> ▪ Accessory use/building, including home occupation accessory to permitted use ▪ Customary use accessory to permitted use; essential service |
| <ul style="list-style-type: none"> ▪ Commercial dairy, commercial horticultural nursery ▪ Commercial school | <ul style="list-style-type: none"> ▪ Residential wind turbine ▪ Restaurant, cafeteria or recreational facility for employees |
| <ul style="list-style-type: none"> ▪ 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 | |

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|---|--|
| ▪ 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 | |

Natural Area (NA)

| Permitted Uses (primary use of the land) | Accessory Uses (secondary uses) |
|---|--|
| <ul style="list-style-type: none"> ▪ Forestry uses related to the harvesting of lumber products, including the establishment and operation of equipment necessary for the harvesting of trees ▪ Private seasonal dwelling ▪ Shared use trail system may include but not be limited to uses such as walking, hiking, biking, horseback riding, and cross-country skiing ▪ State game and forest lands, wild land, and/or wildlife sanctuary and wildlife corridors | <ul style="list-style-type: none"> ▪ Customary uses accessory to permitted uses; essential services |
| Conditional Uses | |
| <ul style="list-style-type: none"> ▪ Agricultural uses related to the tilling of the land, the raising of farm products, the raising and keeping of livestock and poultry, and land application of fertilizer, animal manure, and pesticides | |

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| ▪ Game farm or fish hatchery | |
| ▪ Park and recreational areas... | |
| ▪ Utility use, substation, transmission line or telecommunication facility | |
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Village (VZD)

| Permitted Uses (primary use of the land) | Accessory Uses (secondary uses) |
|---|---|
| ▪ Dwelling, Single Family | ▪ Residential Wind Turbines |
| <i>Conditional Use</i> | |
| ▪ Bed and breakfast establishment | |
| ▪ Church and other places of worship | |
| ▪ Club, lodge, and fraternal organization | |
| ▪ Customary accessory uses, including home occupation | |
| ▪ Duplex and/or multi-family dwelling | |
| ▪ Family and group day care and day care center | |
| ▪ Forestry activities | |
| ▪ Mixed use structure | |
| ▪ Personal service shop, business, and professional office | |
| ▪ Private and public park | |
| ▪ Retail establishment for the sale, service, and rental of goods | |
| ▪ Studio, gallery, and performing arts theatre | |
| ▪ Townhouse | |