

HALFMOON TOWNSHIP
Planning Commission Meeting
July 7, 2015

Present: Jason Little, Lorin Nauman, Sam Evans, John Stevens, Melissa Gartner, Danelle Del Corso, Jeff Martin

Others present: D. J. Liggett, CRPA; Susan Steele, Township Manager; Barbara Spencer, Township Supervisor; Mark Stevenson, Township Supervisor

Not Present: Nicole Gross, Recording Secretary

1. Call To Order

Chairman Little called the meeting to order at 7:00 p.m.

2. Citizen Comments

None

3. Approval of June 16, 2015 Minutes

Mr. Nauman moved to approve the June 16, 2015 minutes. Mr. Stevens seconded. Vote 7-0.

4. Reports

a. *BOS Update* –

The BOS have a meeting on July 9.

b. *Zoning Officer's Report* –

No report.

c. *CRPC Update*–

Next meeting is August 6, 2015. Mr. Evans noted that the CRPA may reschedule the meeting to July 30 to accommodate the CRPC Chair. He noted that he will be unable to attend the July 30 meeting and asked for an alternate. Mr. Little noted that he would not be able to attend. Ms. Del Corso said she would try to attend.

d. *Open Space Board Update* –

Mr. Nauman reported that the Board will do a walk over of the Wildlife Corridor on August 13, 2015. The Board is continuing to discuss the County program and opportunities to leverage Township money with State and County agricultural preservation dollars.

5. Future Land Use Map

Ms. Steele reported that she, Mr. Stevenson and Ms. Liggett presented the Township's proposed zoning changes to the COG General Forum on June 22, 2015. She noted there were no questions from the elected officials about the presentation. Mr. Stevenson noted that the presentation wasn't a request for action, which is why

there may not have been any questions He stated that several people approached him after the meeting with positive comments on the Township's approach.

6. SWOT Analysis and Base Density

Mr. Little noted that he incorporated the PC's comments on the SWOT analysis into a revised document and eliminated redundancies. He suggested that the PC and BOS members review the items and identify any additional changes or questions.

Strengths:

- No comments or recommendations.

Weaknesses:

- Mr. Stevenson asked about item #4 regarding safety concerns at the intersection of Sawmill Road and SR 550. Ms. Steele noted that a Traffic Impact Statement would be required for future development and that might indicate the need for an alternative access road. Ms. Spencer noted that the Halfmoon/Patton Area Plan looked at future development and the potential road network and the PC should review that document for additional information.
- Mr. Stevenson questioned item #6 regarding the lack of walking connections between proposed new development on the eastern boundary and the rest of the township. He noted that connections could be incorporated into the development plan. The PC noted that connections have been identified on the DRAFT Official Map.
- Ms. Steele noted that before any study can be done to determine whether the new development will pay for itself (item #7), the BOS will have to decide on a base density. Mr. Stevenson noted that the BOS will also have to look into the costs and feasibility of contracting with adjacent municipalities for police and additional fire service.
- Mr. Stevenson noted that the proposed new municipal building will help generate demand for retail/office uses, as identified as an issue in item #9.

Opportunities:

- Mr. Stevenson asked about what was meant by item #8 which references low impact development. Mr. Little noted that this involves using best management practices to encourage environmentally sustainable development. It could include issues such as water quality, road widths, storm water management, etc.
Ms. Steele asked if the rules were changed for one zoning district would they have to be changed for the entire township or would the change just be specific to the Planned Community zone. Mr. Little said this is something the Planning Commission will have to look into.
- Ms. Spencer asked who would be responsible for the maintenance and development of the roadways. Mr. Nauman said this will be an issue that will

- need further research but generally the developer is responsible for the roadway construction and the township is responsible for maintenance.
- Regarding item #18, Mr. Stevenson said that there will need to be an analysis done to determine the need for additional fire and police service in the area. Mr. Stevenson noted that police and fire services are generally based on population rather than density, so this is an issue the Township would have to address at some point in the future anyway.
 - Mr. Stevenson suggested adding the potential for a new municipal building as an opportunity.
 - Mr. Stevenson also suggested adding the potential for future beneficial reuse water lines extended into the Township to keep the sewage capacity at UAJA neutral. He noted that there is a possibility that a facility similar to Kissinger Wetlands could be constructed in the Township to handle reuse water from UAJA.
- Mr. Stevenson suggested that he would also like to see the Township develop some guidelines for native landscaping on residential lots to reduce the use of lawn chemicals and create a sustainable environment for birds and butterflies.

Threats:

- Mr. Stevenson acknowledged that the BOS will need to look into the possibility for voting wards (item #13).

Base Density

Mr. Little noted that the PC has developed a spreadsheet to explore the issue of base density. He explained that the spreadsheet assumes 646 acres of land for development and then allows the PC to plug in a percentage for open land, road and storm water construction, commercial uses and residential uses. The example he used shows 30% reserved for open land, 10% for roads and storm water, 5% for commercial uses and 55% for a variety of residential uses, including low density single-family, medium density single-family, and higher density multi-family. He noted that the example reflects a residential base density of 5.45.

7. Planned Community Schedule Discussion

Mr. Little noted the BOS time frame of Spring 2017 for completion of the new zoning regulations and submission of a Development of Regional Impact application for the extension of public sewer. Ms. Del Corso offered to prepare a schedule for discussion at the next meeting identifying milestones to be completed in the process and assigning some preliminary time lines. That way the Planning Commission will know what to focus on each meeting. Planning Commission members noted that in addition to reviewing the Patton Township Planned Community zoning regulations and the Halfmoon Township Rural Village zoning regulations, the Planning Commission also needs to complete work on the Commercial, Agriculture/Residential, Industrial and Ridge Overlay regulations.

8. Matters of Record:

The next meeting of the Planning Commission is July 21, 2015 and will include review of the Patton Township Planned Community district and former Rural Village zoning regulations developed for the Halfmoon Land Company property.

9. Adjournment

Motion. Mr. Evans moved to adjourn. Mr. Stevens seconded. Vote: 7-0.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,
Nicole Gross
Recording Secretary