

HALFMOON TOWNSHIP
Planning Commission Meeting
July 15, 2014
7:00 pm

Present: Danelle Del Corso, Jason Little, Jeff Martin, John Stevens, Lorin Nauman, Melissa Gartner
Others present: D. J. Liggett, CRPA
Not Present: Sam Evans

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 17, 2014 Minutes

Mr. Nauman moved to approve the minutes of July 1, 2014. Mr. Stevens seconded.
Vote: 6-0.

4. Reports

- a. BOS Update
 - The Board continues to discuss the proposed widening of Smith Road to accommodate bicycle and pedestrian access
- b. Zoning Officer's Report
 - No Report
- c. CRPC Update
 - July meeting was cancelled
- d. Open Space Board Update
 - The Board discussed the land rating system and comments from residents that the Township should not be paying for "undevelopable" land

5. Peer-to-Peer Discussion

The PC reviewed the topics that were suggested during previous meetings for the peer-to-peer planning session scheduled for Thursday, October 2, 2014, including:

- Agricultural zoning and strategies that can be shared across municipal boundaries
- Inter-municipal Agreements
- Commercial/Mixed Use zoning
- Relationships between boards and commissions and the roles of each

The PC requested that these items be forwarded to the CRPC for consideration in planning the peer-to-peer meeting.

6. BOS Presentation

- a. Reviewed and provided comments on the presentation assembled by Danelle Del Corso and staff.
- b. Final presentation will be made to the Board of Supervisors on July 24.

- c. Discussed the next step in the process of analyzing zoning districts and agreed to recommend to the Board that work begin on the Commercial and Industrial zoning districts. The PC noted that no further action can be taken to adopt the Agricultural zoning district until some of the former land uses in the district are accommodated elsewhere in the zoning code. Ms. Liggett noted that the commercial and industrial land uses would likely be discussed as part of the "mixed use" area on the Future Land Use Map. That area, in the eastern end of the Township, may be recommended for future public sewer service to accommodate higher density and more intensive uses.

7. Matter of Record

- The next meeting of the PC will be August 5, 2014, and will include a discussion with Ben Pisoni from the Upper Halfmoon Water Company regarding their service area and future plans. The PC may also begin discussing the Commercial and Industrial zoning districts.
- The BOS Presentation on the Agricultural zoning district recommendations will be on July 24, 2014.
- A commemoration of Bob Eberhart's contributions to the community will be held immediately before the BOS meeting at 5:30 pm on July 24, 2014 at the Wildlife Corridor. A bench will be dedicated, followed by a reception at the Township building.

8. Adjournment

Mr. Stevens moved to adjourn. Mrs. Gartner seconded. Vote: 6-0. The meeting was adjourned at 7:36 p.m.

Respectfully submitted,
D.J. Liggett/on behalf of Nicole Gross
Recording Secretary