

HALFMOON TOWNSHIP
Planning Commission Meeting
July 19, 2011 7:00 pm

Present: Danelle Del Corso, Bob Eberhart, Larry Fennessey, Lorin Nauman, John Stevens, Joe Tylka
Absent: Jordan Finkelstein
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 7:00 p.m.

2. Citizen Comments

None

3. Approval of June 21, 2011 Minutes

Motion. Mr. Nauman moved to approve the revised minutes of June 21, 2011. Mr. Stevens seconded. Vote: 5-0. (Mr. Eberhart had not arrived yet.)

4. Reports

a. BOS Update

At the July 14 meeting, the BOS adopted the Codification of Ordinances for the Township. They also had the third and final workshop on the feasibility for the new municipal building; a report will be coming in September. Ms. Steele also sent the Codification website link to the PC members on July 15.

b. Zoning Officer's Report

No report because Mr. Piper was not present.

c. CRPC Update

Ms. Del Corso said the main topic of discussion was the Comprehensive Plan update. There will be work sessions coming in the next few months on different elements of the Comprehensive Plan. The planned survey went out to a random sampling of 2,000 citizens. There is also an online version, tallied separately, that citizens may complete individually at www.crcog.net. Ms. Liggett added that staff from her office will be visiting the August 16 PC meeting to give a Comprehensive Plan update and discuss the survey results.

5. Halfmoon Land Company – Preliminary/Final Plan

Ms. Steele said that Mr. Maloney's current extension to the Township will end on September 8. Ms. Liggett told Township staff that, as written, the ordinance only allowed 45 days for the PC to act on an application or it would be deemed approved and forwarded to the BOS. This is why the Township asked for another extension, which Mr. Maloney granted. The outstanding items must be addressed by September 8, or the PC would have to reject the plan.

6. Parks Plan – Trail Update

Ms. Liggett reviewed an aerial map showing possible trails and road connection suggestions generated during the past two PC meetings.

Some routes were “missing links” that ran across private property, or were not on municipal property. In order for a developer to consider these routes, they must show up on the Official Map. Ms. Liggett explained that any revisions to the Official Map are reviewed by the PC, PRB, and the BOS, and then would be presented at a public hearing for comment. It would also need to be forwarded to adjacent Townships if roads crossed into another municipality, and to the County. The only road to be taken off the Official Map was the road going through the Wildlife Corridor since this property would no longer be developed. On the Trail Map, Ms. Liggett noted:

- Most trail segments on municipal roads would only need Share the Road signs.
- Lone Pine Road would need municipal action to access this as a connection between Sawmill Road and Trotter Farm Trail, since Lone Pine Road is private.
- The connection between Houtz Lane and Municipal Lane (crossing SR 550) would need a painted crosswalk, some shoulder/sidewalk improvement, and PennDOT involvement.
- From SR 550 to Randall Road, bikes would need a contra-flow exemption, since vehicle traffic is one-way and bikes are supposed to follow the same traffic laws as cars do.
- Between Shanelly Drive and Lutz Lane, there is a public accessway between two lots on Shanelly and two lots on Lutz Lane. Owners of the adjacent lots would need to be notified that this accessway exists and could be used by pedestrians and cyclists.
- The sharp curve on Smith Road near Tow Hill Road would need a possible shoulder added (a more expensive option) or painted road striping (a less expensive option), or both, as well as "Watch Children" and "Share the Road" signs.

Discussion continued about potential park usage:

- The proposed park on Houtz Lane would have a different purpose than Halfmoon Park, and could include several basketball courts and a skateboard area. This location would be near Brothers Pizza and the residential development along Houtz Lane and in the Gray Hampton neighborhood and would provide better access without having to cross SR 550. The Parks and Recreation Board will consider ideas to promote park usage for various age groups.
- The proposed Autumn Meadow Park expansion could include basketball courts, soccer fields, and an expanded playground to increase usage of the Autumn Meadow Park.
- The proposed park on Marengo Road would offer park activities in walking proximity for Centennial Hills and Orchard Creek residents.

On the Official Map's draft changes, Ms. Liggett noted:

- The road through the Wildlife Corridor was removed.
- The roads connecting the Taylor and Barr properties and SR 550 would be shown on the Official Map and built only if the lots were developed, allowing more access to Route 550. If the lots were never developed, the roads would not be needed.
- Three "missing links" were added: Lone Pine to Trotter Farms Trail, the link across the Wildlife Corridor and Taylor and Barr properties to the Barr Park, and access across Upper Halfmoon Water Company and Whitehill lands to the Autumn Meadow Park expansion.
- Three proposed parks were added: Autumn Meadow Park expansion, Barr Park, and Marengo Park.

Motion. Mr. Nauman moved to approve the Trail Map and the draft changes to the Official Map, and pass them on to the Parks and Recreation Board for comment. Mr. Tylka seconded. Vote: 6-0.

7. Further Discussion Items

Ms. Steele told PC members that the COG Committee reviewed the Act 537 Implementation Agreement and clarified that only COLDS (soil remediation) and on-lot systems could be used outside the Regional Growth Boundary. Also, in the next few months, the Committee planned to review whether they wanted to allow "innovative technologies" in addition to septic systems outside the Regional Growth Boundary. Ms. Liggett explained that one reason the BOS rejected the Halfmoon Land Company's planning module was because it was not consistent with the Implementation Agreement.

Mr. Eberhart then asked about the process for reviewing the Codification. Ms. Steele recommended starting a sub-committee to review the definitions of each ordinance. She also recommended some training workshops to learn the terms and structure allowed by the MPC, before reviewing the Codification definitions. After discussion, the PC decided that staff could start working on the Codification definitions and then bring their findings to the PC for further work. Ms. Steele said that she anticipated this process taking approximately a year, because review required two publications. If land use amendments were needed, that would also require two publications and printed books.

8. Adjournment

Motion. Mr. Tylka moved to adjourn. Mr. Nauman seconded.

The meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Melissa Gartner
Recording Secretary

