

HALFMOON TOWNSHIP
Planning Commission Meeting
July 21, 2015

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

Others present: D. J. Liggett, CRPA; Susan Steele, Township Manager; Nicole Gross, Recording Secretary

Not Present: Sam Evans

1. Call to Order

Chair, Mr. Little called the meeting to order at 7:00 p.m.

2. Citizen Comments

None

3. Approval of July 7, 2015 Minutes

Mrs. Del Corso moved to approve the July 7, 2015 minutes. Mr. Stevens seconded. Vote in favor was 6-0.

4. Reports

a. *BOS Update* –

Nothing to report.

b. *Zoning Officer's Report* –

Ms. Liggett, Ms. Smith, Ms. Steele and Mr. Soder met to discuss the Waskob property and the former Barr homestead located at the intersection of SR 550 and Sawmill Road. There has been some interest in consolidating a portion of the property on the north side of SR 550 and selling off one or more existing lots on the south side of SR 550. Most of the development opportunity for the property has been exhausted as part of the open land requirement in the Rural Preservation Development regulations, but there is the potential for development of neighborhood lots on 14 acres, provided a community-on-lot sewage system can be used.

c. *CRPC Update*–

No meeting.

d. *Open Space Board Update* –

Mr. Nauman stated the board is going to do a walk-through of the Wildlife Corridor in August.

5. Planned Community Zoning District

Projected Schedule

- Spring 2017- Zoning Changes and Development of Regional Impact application (if needed) Completed

- 1 Jan 2017 to 1 Apr 2017 - Public comment
- 1 Oct 2016- Review Status with BOS
- 1 July to 1 Oct 2016- finalize marketing deliverables
- 1 July 2016 – review status with BOS
- 1 April 2016 to 1 July 2016 - draft marketing deliverables
- 1 April 2016 - review status with BOS
- 1 Jan 2016 to 1 Apr 2016 - complete residential and supplemental deliverables
- 1 Nov 2015 - review status with BOS
- 1 Aug 2015 to 1 Nov 2015 - complete PCD, Commercial, industrial deliverables

Definition of deliverables- items such as graphs/charts, demographics, maps, zoning definitions, ridge overlay, yield planning.

Ms. Gartner and Ms. Del Corso are in agreement that the deliverables need to be presented to help prioritize any issues that may come up. Ms. Liggett suggests that one item that should not be overlooked is the Yield Planning in order to govern the lot sizes of the Agricultural zoning district, particularly when the RPD regulations are deleted. Ms. Del Corso would like a plan for deliverables to include tasking for each deliverable. Ms. Liggett stated that the PC needs to tighten up some of the definitions that were identified during the Agricultural zoning discussion. Ms. Steele suggested that the chart Mr. Little created to show the percentages for land use would be a good deliverable for the BOS and community because it is straight forward and easy to read. Mr. Little suggested that the Patton Township Planned Community zoning regulations are a good template for Halfmoon Township. Ms. Gartner pointed out that maybe a review of the recommendations on the Agricultural zone would be good to help get the PC thinking about the final product for the Planned Community. Ms. Del Corso suggested that there be a “working deliverables” folder in the dropbox folder and a “final deliverables” folder. Ms. Steele recommended an update to the BOS in November for budget timing reasons.

Plan of Attack:

- August 4 - Review PCD and Ag Zone, possibly Industrial/Commercial, Statement of Intent
- August 18 - Review Industrial/Commercial
- September 1 – Bulk Regulations Chart and Statement of Intent
- September 15 - Define, identify set-backs, lot size, review language and definitions
- October 6 - Review language of charts
- October 20 - Review language of deliverables
- November 3 - Draft of presentation
- November 20 - Presentation to BOS

Presentation:

Ms. Del Corso stated that it should be shortened. Ms. Del Corso stated that the highlighted items should be ones the BOS is concerned about not every bit on information. Mr. Little agreed and stated he believes that the presentation should show the end goal in an easy to view presentation for the BOS. Ms. Gartner stated that the presentation should have a chart of what has been done and what is intended to get to the final product. Mr. Little thinks that the language can be ironed out at a later date since the PC's intent for this first BOS presentation is not to show the details. Ms. Del Corso stated that for each presentation that there should be a report to show the BOS what has been done since the last "check in."

6. Matter of Record

- a. The next meeting will be August 4, 2015 and will focus on PCD, reviewing the Agricultural zone, beginning to look at the Industrial and Commercial zone, review the project schedule and list of deliverables and define what needs to be edited, and develop a Statement of Intent for PCD, Industrial and Commercial.
- b. Ms. Liggett briefly reviewed the Housing Characteristics fact sheet for the Centre Region.
- c. Ms. Steele noted that there will be a public meeting on the Parks Master Plan on August 13, 2015 at 7:00 pm. There will be an Open House prior to the meeting. She asked the PC members to each contact five people to encourage them to attend.

7. Adjournment

Motion. Ms. Del Corso moved to adjourn. Mr. Nauman seconded. Vote in favor was 6-0.

The meeting was adjourned at 8:16 p.m.

Respectfully submitted,
Nicole Gross
Recording Secretary