

**HALFMOON TOWNSHIP**  
**Planning Commission Meeting**  
**August 4, 2015**

Present: Jason Little, Chair; 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, Lorin Nauman

**1. Call To Order**

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

**2. Citizen Comments**

None

**3. Approval of July 21, 2015 Minutes**

Ms. Del Corso moved to approve the July 21, 2015 minutes. Mr. Stevens seconded. Vote in favor was 5-0.

**4. Reports**

a. *BOS Update* –

Ms. Steele reported the August 13, 2015 meeting will include an open house and public meeting on the recommendations from the Parks Master Plan. Ms. Steele requested that each of the PC members personally contact five citizens to invite them to attend the parks meeting. She thanked Ms. Gartner for her outreach efforts to date.

b. *Zoning Officer's Report* –

Ms. Steele reported that she met with Ms. Smith, Ms. Liggett, and Mr. Soder to discuss the Woskob/Barr property for consolidation. The property is subdivided into 3 lots but has the potential to be further developed if the lots were consolidated to provide the 50% open land required as part of the Rural Preservation Design guidelines.

c. *CRPC Update*–

Ms. Liggett reported that staff provided a presentation on the redevelopment options for properties along North Atherton Street as part of the redevelopment capacity report.

d. *Open Space Board Update* –

No meeting.

## 5. Future Land Use Map Implementation & Planned Community Zoning District

- a. Ms. Liggett reviewed the previous recommendations made by the PC regarding changes to the Agricultural zoning district. The PC members agreed that this should be used as a reference when reviewing other zoning districts.
- b. Ms. Liggett reviewed the revisions to the Sewage Disposal regulations as they relate to Yield Planning. The PC members agreed that this should still be implemented.
- c. Patton Township Planned Community District -
  - i. The PC agreed to consider mirroring the existing Patton Township regulations to some extent for the Planned Community zone in Halfmoon. The PC is in agreement that they like the Master Plan concept for the Planned Community because it allows the opportunity for updates as the market changes and the Township's needs change. Mr. Little advised the PC that this is an important item to review because it saves both the property owner and the Township a lot of time and effort. Ms. Liggett stated that the Master Plan typically identifies several phases of development and, given the potential density of the development, requires that a Transportation Impact Analysis be completed. Ms. Gartner asked whether there is room for flexibility built into the process of the Master Plan. Ms. Liggett replied that the Master Plan identifies, in broad terms, the locations of environmentally sensitive areas and the areas proposed for residential, commercial and office development. A Master Plan also typically shows the general location of parkland and open areas as well as the number of lots and layout of streets. She noted that the Master Plan provides flexibility, but once it has been approved the subsequent land development plans for the various phases must be consistent with the Master Plan. The Master Plan is reviewed by the PC and the BOS must conduct a public hearing prior to approval. Any significant changes to the Master Plan must go back through that process, including the public hearing. Ms. Del Corso offered to begin reviewing the Patton Township regulations to identify what is worth saving and what needs to be discarded because it doesn't fit Halfmoon Township.
- d. Rural Village District –
  - i. Ms. Liggett noted that there was a suggestion at a previous PC meeting to review the former Rural Village zoning district for ideas to incorporate in the Planned Community zoning district. Ms. Steele felt that idea should just be scratched. Mr. Little agreed and so did the rest of the PC. The PC noted that the Rural Village zoning regulations are overly complicated and difficult to implement. They are also not effective and are confusing.

- e. Proposed Zoning Uses Chart -
  - i. Natural Area (NA): Mr. Stevens asked for an example of an “activity related to the preservation of natural amenities.” The PC agreed to delete this use from the NA zoning district at a later date.
  - ii. Agricultural (AG): No changes.
  - iii. Agricultural Residential (AR): minimum lot size proposed as 3-10 acres. This is not in existence currently.
  - iv. Residential (R1):
    - i. change: Making accessory use less than 50% of total lot size for “Agriculture, home”
  - v. Residential (R1): 1 or more acres
    - i. Red flagged to review: accessory use - Agriculture, home (10 acres or less). Switched to 25% but open for review later
  - vi. Residential (R2):
    - i. (Does not currently exist)
    - ii. One or more acres with duplexes and single family with apartment
  - vii. Commercial (C1):
    - i. Change specifics to: All general commercial uses i.e. retail, service, offices, recreation, utility, food services, and entertainment
    - ii. Omit: Veterinary Clinic and Taxi, limousine, and bus services from permitted uses
  - viii. Industrial (M1): no changes
  - ix. Planned Community District:
    - i. (Does not exist currently)
    - ii. Added pieces of R1 and R2 to define specifics on what will be allowed in Planned Community District
    - iii. Decision needs to be addressed on whether to have commercial and/or industrial or omit industrial
  - x. Village Zoning District (VZD): Keep on back-burner

## 6. Next PC Meeting

Noting the lack of a quorum for the August 18, 2015 PC meeting, Motion was made by Ms. Del Corso and seconded by Mr. Stevens that the August 18, 2015 PC meeting be cancelled. Vote in favor: 5-0.

## 7. Matter of Record

- a. The next meeting of the PC will be September 1, 2015 and will focus on Patton Township Planned Community district by tailoring the information to match Halfmoon Township’s needs.

**8. Adjournment**

Ms. Del Corso moved to adjourn the meeting. Mr. Stevens seconded. Vote in favor: 5-0.

The meeting was adjourned at 8:54 p.m.

Respectfully submitted,  
Nicole Gross  
Recording Secretary