

HALFMOON TOWNSHIP
Planning Commission Meeting
August 6, 2013 7:00 pm

Present: Danelle Del Corso, Bob Eberhart, Sam Evans, Jordan Finkelstein, John Stevens
Absent: Lorin Nauman
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 7:09 p.m.

2. Citizen Comments

3. Approval of July 16, 2013 Minutes

Motion. Mr. Stevens moved to approve the minutes of July 16, 2013. Mr. Eberhart seconded. Vote: 4-0.

4. Reports

a. BOS Updatehare

Ms. Steele reported that the July 25 BOS meeting was cancelled. The public hearing for the Agricultural zoning district, the shared driveways, and the private street changes will be held on August 8. The public hearing for the Official Map will be scheduled for October. Ms. Steele will ask to be appointed as the Alternate Zoning Officer, since Mr. Piper is an employee of Mease Engineering and has a conflict of interest in some upcoming projects.

b. Zoning Officer's Report

Ms. Steele said that Ms. Smith has been working diligently on the new data program for citizen access to zoning forms.

c. CRPC Update

Ms. Del Corso reported that the CRPC met on August 1. The shared driveway and kennel issues were discussed. Ms. Liggett said one of the CRPC members asked whether the Township had considered including pet cemeteries and doggie daycare centers as permitted uses, along with kennels. She suggested that the PC could review those potential uses when they review the entire Agricultural zoning district. Ms. Del Corso said it was interesting to hear Mr. Watson, the PSU representative to the CRPC, discuss the number sinkholes near the Penn State Campus as a result of recent heavy rain. Also, the CRPC is scheduled to have a public hearing on the Comprehensive Plan at the September 5 meeting. Ms. Liggett said the plan is now available on the CRPC website, has maps included, and is more user-friendly for readers. The plan is for the municipalities to vote to

adopt the plan at the General Forum meeting in October. The General Forum will adjourn to individual municipal meetings so the appropriate resolutions can be approved that same night. Ms. Del Corso also said Ed Poprick from the State College Area School District gave a presentation on the six options for the State College High School renovations; they are now down to two options, using the existing buildings and possibly building a walkway over Westerly Parkway for pedestrian safety. The options would cost \$100-150 billion and would appear on the ballot as a referendum.

d. Open Space Board Update

Mr. Eberhart reported that the OSPB met on July 17. The main topic of discussion was how to keep the first lien position on any property mortgages in the program. About 50% of the properties have mortgages in front of the Township position. Ms. Yurchak suggested that any new property coming into the program needs to have the Township hold the first position and any prior mortgage holders must agree to allow the Township to take precedence. Also on recommendation of the Township Solicitor, the OSP should require title search and title insurance. The OSB moved to forward this language to the BOS, which will schedule a public hearing on the proposed changes. The next topic will be the language of permanent conservation appositions.

5. Future Land Use Map – Options for Implementation

Ms. Del Corso began by reviewing the PC discussion from the July 16 meeting. Ms. Steele asked about four recent incidents in which people are attempting to rent additional suites (formerly constructed for in-laws or relatives) to non-related people. This is a nonconforming use. Ms. Steele explained that the Township does not have a rental permit program, so no one is certain how many unofficial rentals are occurring. The County will not give a separate mailing address to the duplex portion of the dwelling, so all residents are receiving their mail at the same location. The complication has arisen when the property owners attempt to refinance and the Township states that it is not complying with current zoning requirements.

Mr. Piper has said the Township policy has been to allow people to build within the 15' setback (not buildings, but driveways, sidewalks, etc.). Ms. Steele said that if this is how the PC wants it to be, the ordinance wording needs to be rewritten. Ms. Del Corso said this would be good as a future agenda item.

Ms. Del Corso asked the PC to discuss the proposed R1 and R2 districts, and whether it made more sense to keep them separate or combine them. Members then discussed different aspects of in-law suites and house additions. Ms. Steele clarified that if a homeowner is building an addition of 1000+ square feet, the Township requires building and septic permits. Mr. Stevens said that the sewer issue could limit build-ons, because smaller lots wouldn't accommodate an additional septic site. Ms. Liggett said a completely separate apartment with a separate kitchen in a home would increase the load on the existing septic system. Allowing that across the R1 district could also double the density of each neighborhood. Ms. Steele said that Code officials have told her there are

approximately 100 unauthorized rentals existing in the Township. PC members agreed that they wanted to keep R1 and R2 separate.

PC members then reviewed the proposed R3 higher density area and its placement near the Patton Township line. They also discussed R3's similarity to the VZD requirements. Ms. Steele said that the BarrCo properties are up for sheriff sale and are being marketed for townhouses and commercial ventures in the Village.

Mr. Eberhart reminded the PC that for every unit developed in the VZD, there must be an acre preserved elsewhere for zero net density. Ms. Liggett pointed out that in the VZD, most of the land uses are permitted as conditional uses, which means the Township has more control over the impact of the uses. In a straight R3 district, the uses are permitted by right. Members decided that, instead of a separate R3/C1/I1 zoning districts at the eastern Township line, it would be simpler to implement another VZD since that zoning district already exists.

After discussion, members agreed on the following items:

- Keep R1 and R2 as separate zones.
- Delete R3 and add *firehouse/ambulance/public service* and *group care facilities* to VZD.
- Delete the VZD definition of *mobile home park*. Keep *mobile home park* in A1 as a conditional use.
- Remove *school* from A1 and add to VZD.
- Tentatively plan Halfmoon's commercial area to be built across the Township line from the Grays Woods Town Center in Patton Township.
- Tentatively plan the mixed-use area adjacent to the Patton Township line as a new VZD. (This will eliminate the need for a PRD.)

For the next meeting, the PC will review the permitted and accessory uses chart, and discuss potential commercial and industrial zones.

Motion. Mr. Evans moved to cancel the PC meeting for August 20. Mr. Stevens seconded. Vote: 4-0.

Motion. Mr. Stevens moved to cancel the PC meeting for September 3 and reschedule for September 10. Mr. Eberhart seconded. Vote: 4-0.

The PC will cancel its August 20 meeting.

6. Matter of Record

- The next PC meeting will be held on September 10. Agenda items will include a continued review of the Township zoning districts.
- Ms. Liggett reported that Mr. D. Michael Barr is in the process of preparing a subdivision plan for his property on the north side of Route 550. He is planning to sell the back 152.6 acre lot and retain the front 61.2 acre lot. The property is currently in the Act 153 OSP and both lots are expected to remain in the program after the subdivision.
- The PC will plan to brief the BOS of their zoning efforts for November 14.

7. Adjournment

Motion. Mr. Eberhart moved to adjourn. Mr. Stevens seconded. Vote: 4-0.

The meeting was adjourned at 8:39 p.m.

Respectfully submitted,
Melissa Gartner
Recording Secretary

Residential (R1 – low density)

Permitted Uses (primary use of the land)	Accessory Uses (secondary uses)
<ul style="list-style-type: none"> ▪ Dwelling, Single Family ▪ Designated well sites, potable well pump station facilities, water treatment facilities and storage tanks 	<ul style="list-style-type: none"> ▪ Accessory Use or Building ▪ Agriculture, Home
<ul style="list-style-type: none"> ▪ Forestry uses related to the harvesting of lumber products, including the establishment and operation of equipment necessary for the harvesting of trees 	<ul style="list-style-type: none"> ▪ Customary Uses accessory to the above; Essential Services
<ul style="list-style-type: none"> ▪ Open Areas 	<ul style="list-style-type: none"> ▪ Home Occupation
<ul style="list-style-type: none"> ▪ Open Land 	<ul style="list-style-type: none"> ▪ Residential Wind Turbines
<ul style="list-style-type: none"> ▪ Public Grounds 	

Residential (R2 – moderate density)

Permitted Uses (primary use of the land)	Accessory Uses (secondary uses)
<ul style="list-style-type: none"> ▪ All R1 Permitted Uses 	<ul style="list-style-type: none"> ▪ All R1 Accessory Uses
<ul style="list-style-type: none"> ▪ Duplex 	<ul style="list-style-type: none"> ▪ B&B (1-3 bedrooms)
	<ul style="list-style-type: none"> ▪ Dwelling, Single Family with apartment

Agriculture-Residential (AR - large estate lots)

Permitted Uses (primary use of the land)	Accessory Uses (secondary uses)
<ul style="list-style-type: none"> ▪ Dwelling, Single Family (Lot size TBD) 	
<ul style="list-style-type: none"> ▪ Agricultural uses related to the tilling of the land, the raising of farm products, the raising and keeping of livestock and poultry, including the sale of farm products produced on the lot 	
<ul style="list-style-type: none"> ▪ Machine shop, small engine repair shop, furniture making shop, woodworking shop 	
<ul style="list-style-type: none"> ▪ Open Area 	
<ul style="list-style-type: none"> ▪ Open Land 	
<ul style="list-style-type: none"> ▪ Public Ground 	

Agriculture (A# or A1)

Permitted Uses (primary use of the land)	Accessory Uses (secondary uses)
<ul style="list-style-type: none"> ▪ Agricultural uses related to the tilling of the land, the raising of farm products, the raising and keeping of livestock and poultry, including the sale of farm products produced on the lot 	<ul style="list-style-type: none"> ▪ Accessory Use or Building
<ul style="list-style-type: none"> ▪ Bed & breakfasts (4+ bdr) 	<ul style="list-style-type: none"> ▪ Home Occupation
<ul style="list-style-type: none"> ▪ Dwelling, Single Family (Lot size TBD but greater than 1 acre) 	<ul style="list-style-type: none"> ▪ Residential Wind Turbines
<ul style="list-style-type: none"> ▪ Forestry uses related to the harvesting of lumber products, including the establishment and operation of equipment necessary for the harvesting of trees 	
<ul style="list-style-type: none"> ▪ Machine shop, small engine repair shop, furniture making shop, woodworking shop 	
<ul style="list-style-type: none"> ▪ Residences of caretakers and/or owner operators, and offices necessary to conduct said businesses; farm hand housing 	
<ul style="list-style-type: none"> ▪ Open Area 	
<ul style="list-style-type: none"> ▪ Open Land 	
<ul style="list-style-type: none"> ▪ Preservation 	
<ul style="list-style-type: none"> ▪ Public Ground 	
<ul style="list-style-type: none"> ▪ Quarry 	
<ul style="list-style-type: none"> ▪ Recreational use 	
<ul style="list-style-type: none"> ▪ Uses/equipment for processing natural resources 	
<p>Conditional Uses</p>	
<ul style="list-style-type: none"> ▪ Mobile home park 	
<ul style="list-style-type: none"> ▪ Recreational facility, such as vehicular race track, campground, youth camp, gun club, hike, bike, or horse path, golf course, tennis court, picnic area, hunting or targeting facility or preserve, or other organized sport arrangement 	

Commercial (C1)

Permitted Uses (primary use of the land)	Accessory Uses (secondary uses)
<ul style="list-style-type: none"> ▪ Bowling alley ▪ Commercial dairy, commercial horticultural nursery 	<ul style="list-style-type: none"> ▪ Accessory dwelling unit ▪ Accessory use/building, including home occupation accessory to permitted use
<ul style="list-style-type: none"> ▪ Commercial school 	<ul style="list-style-type: none"> ▪ Customary use accessory to permitted use; essential service
<ul style="list-style-type: none"> ▪ Commercial wind turbine 	<ul style="list-style-type: none"> ▪ Residential wind turbine
<ul style="list-style-type: none"> ▪ Community sewage plant 	<ul style="list-style-type: none"> ▪ Restaurant, cafeteria or recreational facility for employees
<ul style="list-style-type: none"> ▪ Drug store 	
<ul style="list-style-type: none"> ▪ Medical office and hospital 	
<ul style="list-style-type: none"> ▪ Office 	
<ul style="list-style-type: none"> ▪ Optical instrument systems development 	
<ul style="list-style-type: none"> ▪ Personal service shop, such as barber and beauty salon 	
<ul style="list-style-type: none"> ▪ Printing and binding 	
<ul style="list-style-type: none"> ▪ Public and private garage for storage and maintenance of motor vehicles, and accessory use or sale of new and used vehicle parts 	
<ul style="list-style-type: none"> ▪ Public utility facility 	
<ul style="list-style-type: none"> ▪ Radio and television studio 	
<ul style="list-style-type: none"> ▪ Repair shop, such as radio and television repair or other similar service 	
<ul style="list-style-type: none"> ▪ Restaurant 	
<ul style="list-style-type: none"> ▪ Retail store 	
<ul style="list-style-type: none"> ▪ Service station 	
<ul style="list-style-type: none"> ▪ Social club 	
<ul style="list-style-type: none"> ▪ Supermarket 	
<ul style="list-style-type: none"> ▪ Taxi, limousine and bus service 	
<ul style="list-style-type: none"> ▪ Veterinary hospital 	
<ul style="list-style-type: none"> ▪ Wholesale distribution or storage 	

Industrial (I1)

Permitted Uses (primary use of the land)	Accessory Uses (secondary uses)
<ul style="list-style-type: none"> ▪ Any production, manufacturing, assembly, processing, cleaning, testing, repair, storage or distribution of materials, goods, foodstuffs, and products not involving a retail activity 	<ul style="list-style-type: none"> ▪ Accessory dwelling unit
<ul style="list-style-type: none"> ▪ Assembly of prefabricated components by hand 	<ul style="list-style-type: none"> ▪ Accessory use/building, including home occupation accessory to permitted use
<ul style="list-style-type: none"> ▪ Yard storage of equipment, road materials, excavation, electrician, construction trades, well-driller, and/or septic operation, businesses to include offices 	<ul style="list-style-type: none"> ▪ Customary use accessory to permitted use; essential service
	<ul style="list-style-type: none"> ▪ Restaurant, cafeteria or recreational facility for employees

Natural Area (NA)

Permitted Uses (primary use of the land)	Accessory Uses (secondary uses)
<ul style="list-style-type: none"> ▪ Forestry uses related to the harvesting of lumber products, including the establishment and operation of equipment necessary for the harvesting of trees 	<ul style="list-style-type: none"> ▪ Customary uses accessory to permitted uses; essential services
<ul style="list-style-type: none"> ▪ Private seasonal dwelling 	
<ul style="list-style-type: none"> ▪ Shared use trail system may include but not be limited to uses such as walking, hiking, biking, horseback riding, and cross-country skiing 	
<ul style="list-style-type: none"> ▪ State game and forest lands, wild land, and/or wildlife sanctuary and wildlife corridors 	
Conditional Uses	
<ul style="list-style-type: none"> ▪ Agricultural uses related to the tilling of the land, the raising of farm products, the raising and keeping of livestock and poultry, and land application of fertilizer, animal manure, and pesticides 	
<ul style="list-style-type: none"> ▪ Game farm or fish hatchery 	
<ul style="list-style-type: none"> ▪ Park and recreational areas... 	
<ul style="list-style-type: none"> ▪ Utility use, substation, transmission line or telecommunication facility 	

Village (VZD)

Permitted Uses (primary use of the land)	Accessory Uses (secondary uses)
<ul style="list-style-type: none"> ▪ All R-1 and R-2 permitted uses 	<ul style="list-style-type: none"> ▪ Residential Wind Turbines
<p>Conditional Use</p>	
<ul style="list-style-type: none"> ▪ Bed and breakfast establishment 	
<ul style="list-style-type: none"> ▪ Church and other places of worship 	
<ul style="list-style-type: none"> ▪ Club, lodge, and fraternal organization 	
<ul style="list-style-type: none"> ▪ Customary accessory uses, including home occupation 	
<ul style="list-style-type: none"> ▪ Duplex and/or multi-family dwelling 	
<ul style="list-style-type: none"> ▪ Family and group day care and day care center 	
<ul style="list-style-type: none"> ▪ Firehouse/Ambulance/Public Service 	
<ul style="list-style-type: none"> ▪ Forestry activities 	
<ul style="list-style-type: none"> ▪ Group care facility 	
<ul style="list-style-type: none"> ▪ Mixed use structure 	
<ul style="list-style-type: none"> ▪ Personal service shop, business, and professional office 	
<ul style="list-style-type: none"> ▪ Private and public park 	
<ul style="list-style-type: none"> ▪ Retail establishment for the sale, service, and rental of goods 	
<ul style="list-style-type: none"> ▪ Studio, gallery, and performing arts theatre 	
<ul style="list-style-type: none"> ▪ Townhouse 	