

HALFMOON TOWNSHIP
Planning Commission Meeting
August 19, 2014
7:00 pm

Members Present: Danelle Del Corso, Jeff Martin, Lorin Nauman, Sam Evans, Melissa Gartner

Others present: Susan Steele, Township Manager; Nicole Gross, Recording Secretary, Eric Vorwald, CRPA; Tom Zilla, CRPA

Not Present: Jason Little; John Stevens; D. J. Liggett, CRPA

1. Call To Order

Chair, Ms. Del Corso called the meeting to order at 7:05 p.m.

2. Citizen Comments

None

3. Approval of August 5, 2014 Minutes

Mr. Nauman moved to approve the minutes of August 5, 2014. Mrs. Gartner seconded. Vote: 5-0 .

4. Reports

a. BOS Update – The Planning Module for the Gay Fisher subdivision was approved.

b. Zoning Officer's Report

Three new homes built this year: two in Trotter Farms and one near Ms. Steele.

c. CRPC Update-

The CRPC reviewed a Ferguson Township Tree Ordinance, specifically the protection of removal of trees. The region-wide zoning terminology project is continuing. The College Township discussions on the Gateway Commercial zoning district for the Hilltop Mobile Home site is moving forward.

d. Open Space Board Update – Reviewing and revising some wording on the Land Rating Evaluation Process.

5. Letter of Intent

The Planning Commission reviewed a draft letter responding to several questions the Board of Supervisors raised regarding the potential future construction of a municipal building in the eastern end of the Township.

a. Who would be responsible for updating the Highway Occupancy Permit? Answer: It would be mitigated by the Township but would be a Private/Public Partnership.

b. Comments and Concerns about the rezoning? Answer: It is part of the PC's mixed use zoning redefinition anyway.

c. Buffers from future public sewer expansion? Answer: Surrounding areas would be the buffers since it is against game lands anyway.

d. Time Frame: The Township is hoping to have this road issue done within the next 18 months - 24 months.

Mr. Nauman moved to present to the BOS. Mr. Evans seconded. Vote: 5-0

6. Halfmoon/ Patton Area Plan – presented by Eric Vorwald and Tom Zilla

- a. History of Project-
 - i. Identified in 2000 Comprehensive Plan
 - ii. Steering Committee Established
 - iii. Information presented to help guide decisions and regulations.
 - iv. Created to identify services that the area needed or that were necessary for those areas
- b. Policy Document Chapters
 - i. Water and Sewer Service
 - ii. Environmental Protection
 - iii. Rural Preservation and Urban Needs
 - iv. Specific Land Use Needs
 - v. Commercial and Retail Viability
 - vi. Transportation Issues
- c. Big Ideas
 - i. Adequate water and sewer service necessary for future development
 - ii. Sensitive environmental areas need to be protected
 - iii. Services for urban and rural areas should not be equal
 - iv. Certain uses may not be appropriate in all areas of the community
 - v. Density is necessary to support commercial uses
 - vi. Locally convenient transportation connections are necessary
- d. Traffic Analysis
 - i. Consultant Services
 - ii. 5 scenarios evaluated – The study found that based on four different routes chosen with connections between the two municipalities that the cut-through traffic that citizens were afraid of was not going to be as high as they thought
 - iii. Mitigation measures identified
 - iv. Route 550 Safety Study
 1. How to protect Routes 550 and 220 as the primary transportation access?
 - a. Safety – Increase the safety for drivers during turns
 - b. Capacity – maintain traffic volumes
 2. Reviewed crash history
 3. Five Intersections specifically evaluated
 4. Identified specific areas of concern – 17 identified, 3 within Halfmoon Township
- e. Future Land Use
 - i. The data that was put together for the Area Plan still has some value to the Township and the PC in looking at zoning changes in this area when it comes to the traffic
 - ii. The six chapters in the Policy Document have a lot of recommendations based on research and data that could really help the PC when looking into the Planned Community zoning district for the Mixed Use area

Matter of Record

- a. The next meeting of the Planning Commission is scheduled for September 2, 2014.
- b. Agenda items include: Introduction of the Planned Community zoning district regulations in Patton Township.

7. Adjournment

Ms. Gartner moved to adjourn. Mr. Evans seconded. Vote: 5-0.

The meeting was adjourned at 8:23 p.m.

Respectfully submitted,
Nicole Gross
Recording Secretary