

**HALFMOON TOWNSHIP**  
**Planning Commission Meeting**  
**September 1, 2015**

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

Others present: D. J. Liggett, CRPA

Not Present: John Stevens, Sam Evans, Nicole Gross, Recording Secretary

**1. Call To Order**

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

**2. Citizen Comments**

None

**3. Approval of August 4, 2015 Minutes**

Ms. Del Corso moved to approve the August 4, 2015 minutes. Mr. Nauman seconded. Vote in favor was 5-0.

**4. Reports**

a. *BOS Update* –

Ms. Liggett reported that the BOS has appointed Jeff Stover as the Township Solicitor, beginning January 2016.

b. *Zoning Officer's Report* –

Ms. Liggett reported that she will be meeting with the Zoning Officer and Fred Henry to discuss future development of the Woskob and Vaux properties at Granny Lane and State Route 550.

c. *CRPC Update*–

Ms. Liggett reported that Mark Boeckel from the CRPA staff prepared a summary document from the Peer-to-Peer session that includes case studies for several zoning challenges, including downzoning and fair share zoning. She noted that it will be a very useful document for Planning Commissions in the future.

d. *Open Space Board Update* –

Nothing to report. Next meeting will be in October.

**5. Planned Community Zoning District – Intent Statement, Density**

Ms. Del Corso has finished revising Patton Township's zoning regulations for the Planned Community district. She noted that she copied the language from another ordinance for a new Intent Statement and highlighted some of the time frames for further discussion.

The Planning Commission discussed the density per acre and the acreage to be designated for the various housing types. They also discussed definitions for housing units, for instance, is an apartment above a business considered residential or should it be considered commercial residential?

The Planning Commission reviewed the overall document and generally supported the revisions that were made. They also discussed impervious coverages, storm water and preservation of open land. The PC agreed to review the density provisions to determine the overall number of units permitted in the Planned Community district and noted that areas of the Planned Community district designated for non-residential uses should not be able to be converted to residential use.

**6. Matter of Record**

- a. The next meeting of the Planning Commission will be September 15, 2015 and include further review of the Planned Community regulations and the Land Use Chart that Melissa revised.

**7. Adjournment**

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

The meeting was adjourned at 8:50 p.m.

Respectfully submitted,  
Nicole Gross  
Recording Secretary