

**HALFMOON TOWNSHIP**  
**Planning Commission Meeting**  
**September 2, 2014**  
**7:00 pm**

Present: Danelle Del Corso, Lorin Nauman, Sam Evans, Melissa Gartner,  
John Stevens, Jason Little  
Others present: D. J. Liggett, CRPA; Susan Steele, Township Manager; Nicole  
Gross, Recording Secretary  
Not Present: Jeff Martin

**1. Call To Order**

Chair, Ms. Del Corso called the meeting to order at 7:01 p.m.

**2. Citizen Comments**

None

**3. Approval of August 19, 2014 Minutes**

Mr. Nauman moved to approve the minutes of August 19, 2014. Mr. Stevens seconded. Vote: 6-0.

**4. Reports**

a. BOS Update –

Ms. Del Corso presented the PC comments on the Letter of Intent to the BOS. Ms. Steele was asked to incorporate some of the PC's comments into a final draft of the letter. The BOS took a straw vote on whether there is interest in extending public sewer into the Township to serve the future mixed use area. The vote was 3-1-1, with Mark Stevenson, Andy Merritt and Ben Pisoni voting yes, Todd Kirsten voting no, and Barb Spencer absent. Ms. Spencer provided a letter stating that she would support the draft letter of intent if she were involved in the public/private negotiations.

The Sewage Planning Module for the Fisher/Barco subdivision was approved. The shared driveway agreement is still being reviewed by the Township Solicitor.

b. Zoning Officer's Report -

There was one permit for a new home in Trotter Farms.

c. CRPC Update-

The chicken ordinance in College Township was revisited. The Peer-to-Peer meeting among all the municipal planning commissions is scheduled for October 2, 2014.

d. Open Space Board Update –

Meeting will be held September 3, 2014.

**5. Future Land Use - Mixed Use (Planned Community Zoning District)**

The Planning Commission discussed Patton Township's Planned Community zoning district as an option for future development in the area identified as "Mixed

Use" on the Future Land Use Map. DJ Liggett provided some background on Patton Township's regulations:

- a. Minimum lot size is 100 Acres
- b. A Master Plan is required. The Master Plan shows areas of residential development, open space, commercial uses and a road network.
- c. The density of the development requires public sewer and public water.
- d. A public hearing is held to present the Master Plan. Once approved, any land development submitted for the development must be consistent with the Master Plan. Any major discrepancies between the Master Plan and the land development plan, require a revision of the Master Plan and another public hearing process to present the changes and the new plan.

The PC recommends that any zoning change provide for a diversity of housing, including affordable housing in Halfmoon Township. Ms. Gartner asked whether each planned community is required to provide for all types of land uses or does the community get to choose what uses are included. Ms. Liggett stated that the zoning identifies the types of uses that are permitted in the Planned Community zoning district. The Master Plan determines where each of the uses goes. The intent of the zoning district is to have an integrated community where the mix of uses complement each other, otherwise the requirements of mixed use are not fulfilled.

Ms. Liggett suggested that the PC consider which properties to include in the Planned Community zoning district and identify the areas that should be protected or preserved. The PC requested an aerial map of the mixed use area to show all natural features with a superimposed property line. Members stated the goals of the Planned Community zoning district would be:

- (1) Low impact design in a high density area.
- (2) Preserving natural features, integrating with topography and geography.
- (3) Convenience/neighborhood commercial uses to limit runs into town.
- (4) Higher density, assuming public sewer will be extended.
- (5) Diversification of housing types and sizes across the property.
- (6) Established base density for the gross area.
- (7) Provide for higher density uses within Halfmoon Township while preserving the rural character of the township.
- (8) Provide a logical extension of the Gray's Woods neighborhood into Halfmoon Township.
- (9) Provide for uses not accounted for elsewhere.

The PC requested that Clearwater Conservancy be invited to attend a future meeting to discuss sensitive environmental features and recharge areas that should be protected.

**6. Matter of Record**

- a. The next meeting of the Planning Commission is scheduled for September 16, 2014. Agenda items include: continue discussion of the Mixed Use/Planned Community zoning.

**7. Adjournment**

Mr. Stevens moved to adjourn. Mr. Evans seconded. Vote: 8-0.

The meeting was adjourned at 8:13 p.m.

Respectfully submitted,  
Nicole Gross  
Recording Secretary