

HALFMOON TOWNSHIP
Planning Commission Meeting
September 15, 2015

Present: Jason Little, Chair; John Stevens, Melissa Gartner, Danelle Del Corso

Others present: D. J. Liggett, CRPA; Susan Steele, Manager; Nicole Gross, Recording Secretary

Not Present: Sam Evans, Jeff Martin, Lorin Nauman

1. Call To Order

Chairman Little called the meeting to order at 7:05 p.m.

2. Citizen Comments

None

3. Approval of September 1, 2015 Minutes

Ms. Del Corso moved to approve the September 1, 2015 minutes. Ms. Gartner seconded. Vote in favor was 5-0.

4. Reports

a. *BOS Update* –

Ms. Steele reported that the 9/10/15 BOS meeting included budgeting discussions for fiscal year 2016. BOS suggests having an open house/listening session for all of the zoning changes before holding a public hearing on the Planned Community district. The BOS appointed Betsy Dupuis as the Zoning Hearing Board Solicitor. Ms. Steele stated she will be meeting with Jeff Stover, the new Township Solicitor, to review the work done to date on the Official Map and the Fire Protection regulations. She also reported that the BOS will include funds in 2016 for professional development courses that the PC may be interested in.

b. *Zoning Officer's Report* –

Ms. Steele reported that she and D.J. and Amy and Ken Soder met with Fred Henry, the engineer for Victor Woskob and Countryside Estates. She noted that after reviewing the rural development guidelines, there was agreement that the Woskob property could develop up to 11 country lots and the Vaux property on the north side of SR 550 could develop 6 country lots. To develop country lots, the property owner needs to have 10 acres to subdivide. Country lots must average five acres in size and cannot be less than two acres. Mr. Henry indicated that he will try to submit a subdivision plan by the end of this year for consideration by the PC.

c. *CRPC Update*-

Ms. Liggett reported that the CRPC heard a report on Halfmoon Township's plans for zoning changes and the extension of public sewer. The CRPC also

heard about UAJA's proposal to upgrade sewer pump stations in Patton Township to a gravity line, which would extend far outside sewer service area.

Ms. Liggett reported that UAJA has stated that if they cannot get this gravity line, then they cannot provide public sewer service Halfmoon Township.

- d. *Open Space Board Update* –
Nothing to report.

5. Planned Community Zoning District - Overview

Ordinance-

Mr. Little summarized the activity from the previous meeting, which included revisions to Patton Township's Planned Community ordinance. Ms. Liggett noted that she discussed with other planners the PC's idea to provide broad examples of permitted land uses rather than a long, detailed list of uses. Based on the feedback, she suggested the PC consider broad categories with examples of specific uses. She also recommended that the PC include a "Uses Not Provided For" category in the zoning ordinance for uses that have not been envisioned. The decision on where such uses could go would rest with the BOS or the Zoning Hearing Board, depending on how the language is written. Mr. Stevens asked if mineral extraction is a use that can be limited. Ms. Liggett replied that all municipalities must provide for agricultural, forestry and mining uses, per the Municipalities Planning Code. She noted that College Township has a fairly large quarry (mineral extraction) use that could satisfy the regional need for such a use. As a result, creating an inter-municipal agreement among the Centre Region municipalities would allow College Township to assume that use for all. Mr. Little suggested that the issue of where mining would go if it were eliminated as a use in PCD area should be revisited in the future. Ms. Liggett reviewed proposed revisions to the Planned Community zoning regulations and the PC offered suggested changes. Mr. Little asked whether there should be a checklist of items to include in the Master Plan submission. Ms. Steele said the Township staff refers to the ordinance to verify that required items have been provided. There is no formal checklist and she recommended that a checklist not be included in the ordinance. The PC agreed. Ms. Liggett noted that the minimum lot size for a proposed Planned Community will be 100 acres, which may require property owners of smaller lots in the "mixed use" area to work together. The PC agreed to establish the overall density at 3 units per acre. The 3 units per acre does not take into account the ancillary items like roads, sewage, parkland, etc. So it ultimately will increase the density on the developable land. Ms. Liggett asked whether the PC wants to maintain the 200 foot setback requirement from State Route 550. The PC noted that the AR (agricultural/residential) zoning district may address this issue with the requirement for minimum lot sizes of 3 to 10 acres. The PC will look at the sidewalk issue when they review the sidewalk requirements in the Subdivision regulations for Halfmoon Township. The PC agreed that the requirement to build the retail/commercial uses after a percentage of the residential uses was built should be struck from the ordinance to allow for more flexibility.

Chart of Land Uses

The PC is in agreement that Chart of Land Uses is good for now but will review it for the PCD land uses later. Ms. Liggett offered to compare the chart with the land uses Patton Township proposes in its Planned Community district to eliminate overlap. Then the PC can look at the revised list and identify whether there are any miscellaneous land uses that must be accounted for. Ms. Del Corso offered to begin putting a chart together for review at the next meeting showing the R-1 and AR zoning districts in a similar format to the one developed for the Ag district.

Timeline-

11/19/15 - Review PCD Deliverables with the BOS

01/05/16 - 02/29/2016 - Draft new residential ordinances (AR and R1)

R1 - First meeting

AR - Second meeting

R2 - Determine whether this will be a use permitted in the Planned Community district only or whether there will be a stand-alone R-2 district. (basically R1 with higher density of living)

03/01/16 - 3/8/2016 - Review residential and supplemental zone status

03/17/16 - Review Residential and Supplemental deliverables with the BOS

06/30/16 - Start Public meeting plan

*Ms. Del Corso would like to task orient each meeting if possible next meeting.

6. Matter of Record

a. The next meeting will be October 6, 2015.

b. The next meeting the PC will discuss the R1 and AR zoning.

7. Adjournment

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

The meeting was adjourned at 8:56 p.m.

Respectfully submitted,
Nicole Gross
Recording Secretary