

HALFMOON TOWNSHIP
Planning Commission Meeting
September 16, 2014
7:00 pm

Present: Lorin Nauman, Sam Evans, Melissa Gartner, John Stevens,
Jason Little, Jeff Martin
Others present: D. J. Liggett, CRPA; Boy Scouts from Troop #40 in State College
Not Present: Danelle Del Corso

1. Call To Order

Vice Chair, Mr. Nauman called the meeting to order at 7:02 p.m.

2. Citizen Comments

The Boy Scout Troop Leader from Troop #40 in State College stated the approximately 12 scouts were in attendance to fulfill their Citizenship and Communications Merit Badges and would be observing the meeting

3. Approval of September 2, 2014 Minutes

Mr. Stevens moved to approve the minutes of September 2, 2014. Ms. Gartner seconded. Vote: 6-0.

4. Reports

a. BOS Update –

Ms. Liggett reported that the Gay Fisher/BARCO subdivision plan was approved by the Board.

In addition, the Board reviewed the proposed Letter of Intent regarding a future municipal building and parkland dedication. She noted that the Board requested that portions of the Planning Commission's comment letter on the Letter of Intent be incorporated into the final document. The Planning Commission asked to receive a copy of the document.

b. Zoning Officer's Report -
There was no report.

c. CRPC Update-

Mr. Evans reported that the CRPC reviewed final revisions to the chicken ordinance in College Township and heard a presentation from Jen Shuey, Executive Director of ClearWater Conservancy on their programs. In addition, there was a discussion of a proposed Recreational Resort ordinance for Harris Township.

d. Open Space Board Update –

Mr. Nauman reported that the Board heard an update from DJ Liggett on the Planning Commission's recommendation to set the minimum lot size for the Agricultural zoning district at 10 acres. As a result, the Open Space Board took action to table further discussion of the Land Rating System because the potential zoning change would impact the rating criteria. The Board anticipates one property will be submitted for consideration in the Open Space Program for 2015.

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

The Planning Commission reviewed the goals for the Planned Community zoning district that had been identified at the September 5 meeting and confirmed their support for them. The goals are:

- (a) Low impact design in a high density area.
- (b) Preserving natural features, integrating with topography and geography.
- (c) Convenience/neighborhood commercial uses to limit runs into town.
- (d) Higher density, assuming public sewer will be extended.
- (e) Diversification of housing types and sizes across the property.
- (f) Established base density for the gross area.
- (g) Provide for higher density uses within Halfmoon Township while preserving the rural character of the township.
- (h) Provide a logical extension of the Gray's Woods neighborhood into Halfmoon Township.
- (i) Provide for land uses not accounted for elsewhere.

The Planning Commission discussed the Planned Community zoning district and reviewed an aerial map of the area proposed for mixed use. Lorin noted that the Woskob property along the eastern side of Saw Mill Road had been subdivided under the Rural Preservation District regulations, which required the provision of open space. As a result, the open space on that lot was grandfathered and could not be considered for future development as mixed use. Ms. Liggett said she would revise the maps to remove this property from the mixed use area.

Ms. Liggett provided a concept map for the Gray's Woods Development in Halfmoon Township. She explained that this area is currently zoned Agriculture and is a blank slate in terms of future land uses until a new zoning district has been finalized by the Planning Commission and the Board. The Gray's Woods concept plan indicates a proposed future location of a municipal building and parkland. The Planning Commission discussed the location of steep slopes, wetland areas and water bodies on the map and requested that ClearWater Conservancy be invited to a future meeting to discuss protection or preservation of these environmental features.

The Planning Commission discussed future land uses for the Planned Community zoning district and noted that there is already an Industrial zoning district in the Township. They agreed that further consideration of industrial land uses is needed to determine whether the existing Industrial zoning district should remain or whether those land uses should be provided through an inter-municipal agreement or within the Planned Community zoning district. Members agreed that it would be helpful to meet with the BOS to hear their thoughts on future land uses in the Planned Community zoning district. They pointed out that the concept plan appears to be all residential uses with no commercial or industrial. Is that what the BOS wants?

Mr. Little noted that the Patton Township Planned Community regulations set a threshold for build out of the commercial land uses. Mr. Nauman pointed out that a similar approach was used in the Rural Village Zoning District the Planning Commission worked on several years ago. He suggested that parts of that ordinance could be used to consider thresholds for build out.

Ms. Liggett noted that for the next meeting she will invite a representative from ClearWater Conservancy to attend. She agreed to try and locate the previously discussed RVZD ordinance for the Planning Commission to review. Members suggested that the next meeting also include a discussion of several sketches of land use locations for the Planning Commission to present to the BOS.

Mr. Nauman asked whether the Planning Commission wished to cancel the October 7 meeting to allow members to attend the Peer-to-Peer workshop instead. Motion was made by Mr. Evans and seconded by Mr. Stevens to cancel the October 7 Planning Commission meeting.

6. Matter of Record

- a. The next meeting of the Planning Commission is scheduled for October 21, 2014. Agenda items include: discussion of the Mixed Use/ Planned Community zoning district with ClearWater Conservancy.

7. Adjournment

Mr. Stevens moved to adjourn. Mr. Evans seconded. Vote: 6-0.

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

/dj