

HALFMOON TOWNSHIP
Planning Commission Meeting
September 17, 2013 7:00 pm

Present: Bob Eberhart, Sam Evans, Lorin Nauman, John Stevens
Absent: Danelle Del Corso, Jordan Finkelstein
Others present: D. J. Liggett, CRPA; Susan Steele, Township Manager; Kathy Henry, Mease Engineering

1. Call To Order

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

2. Citizen Comments

None

3. Approval of August 6, 2013 Minutes

Motion. Mr. Stevens moved to approve the minutes of August 6, 2013. Mr. Eberhart seconded. Vote: 4-0.

4. Reports

a. BOS Update

Ms. Steele reported that the BOS met on September 12. They passed the language changes to add kennels as a permitted use in the Agriculture District, the language changes for shared driveways, and language changes for private roads. They began to discuss the proposed changes to the fire regulations, specifically the elimination of the cistern requirement. Ms. Del Corso made a presentation on the PC's research on the issue. Representatives from the Port Matilda Volunteer Fire Company were also present to discuss their fire agreement. Ms. Liggett added that Rich Sutton, chief, and Steve Kibe, president, stated they were in favor of eliminating the cisterns. This impacted some of the BOS members, but others feel strongly that the cisterns are useful.

Ms. Steele said that the BOS is now working on budgeting. She also said the Official Map is set for public hearing on October 10. Ms. Liggett added that the Lutz Lane and Shanelly Drive trail connection is currently on the Official Map. This connection is adjacent to four property owners, and three of them are not in favor of this trail link. The PC recommended keeping it on the map as a planning tool and because the link is practical and legal. Ms. Liggett noted that if people don't speak up at the public hearing in favor of the link, it will probably be removed.

b. Zoning Officer's Report

None.

c. CRPC Update

Ms. Liggett reported that the CRPC met on September 5. They discussed a CATA program to study universal access: a fare free system in which fares are subsidized by funding partners, such as student apartment complexes and Penn State University. CATA is exploring a more widespread community-based expansion of this program and is studying whether there is sufficient interest among the funding partners without burdening the municipalities that already pay for CATA bus service. Other large college campus communities across the country are using similar programs, and CATA wants to determine if it is practical in the Centre Region.

She also mentioned that the CRPA compiled a booklet entitled *Characteristics of the Centre Region* that is available on the Centre Region COG website. The booklet provides details about the economy, geography, population, and other various characteristics of the Centre Region. The CRPC also discussed the feasibility of rotating the monthly regional planning commission meetings from the COG building to other municipal building locations.

d. Open Space Board Update

Mr. Eberhart reported that the OSPB previously asked for clarification of the language concerning the purchase of a permanent conservation easement. The current language makes it difficult for the Township to do so. Several provisions limit the Township's options: The Township cannot purchase an easement on a property if the price is more than \$5,000 per acre. The Township cannot use more than 25% of money available in the OSP budget to purchase a conservation easement. Mr. Eberhart feels that the OSP would need to have a lot of money stored in the fund to be able to work around that restriction. Ms. Steele added that the OSPB asked staff to research how Centre County handles this matter. There is a new law, codifying how lands can enter the OSP. She also explained that there is also a new law requiring a mortgage and a note before an advance can be given. Ms. Steele reported that the OSPB is now reviewing the language regarding property acquisition which was written specifically for the wildlife corridor purchase.

5. Michael Barr and Barbara Swank Barr – Final Plan and Planning Module

Ms. Kathy Henry, Mease Engineering, presented a final subdivision plan and a Component 1 sewer planning module for the Michael Barr and Barbara Swank Barr property located along Route 550 near the Village District. Ms. Liggett explained that the property is 214.41 acres and is being subdivided into a 61.76 acre lot (Lot #5A) and a 152.65 acre lot (Lot #5B).

Lot #5A has an existing house and outbuildings, and has an existing septic system. Lot #5B currently has no septic system, and so primary and secondary sites were tested. The sewer planning module also includes the testing for a secondary site on Lot #5A. The SEO, Ms. Liggett, and Ms. Steele reviewed the sewer planning module and everything is in order. The only remaining detail is to have the Zoning Officer sign the plan if the PC moves it forward.

Mr. Nauman asked if there was intent to build on Lot #5B. Ms. Henry explained that Mr. Barr wants to retain Lot #5A and sell Lot #5B for building. The property is currently in the Act 153 OSP and both lots are expected to remain in the program after the subdivision. Ms. Steele explained that approving the subdivision plan only allows the property owner to divide the property into these two pieces; it does not allow future subdivision. If the property owners wish to subdivide Lot #5B in the future, they will have to submit a new subdivision plan and comply with the OSP 10% conservation requirements.

Mr. Stevens asked about future driveway needs, and Ms. Steele explained that the Barrs have applied for a Highway Occupancy Permit to access Route 550.

Ms. Liggett discussed the subdivision plan next. The OSP note indicates that the property is in the OSP and is subject to the provisions of the Township's 99 year conservation easement. The note also states that "Lot #5B shall not be used for residential or non-agricultural purposes for the duration of the 99 year lease period. An exception to subdivide a maximum of 10% of Lot #5B for future residential or non-agricultural purposes may be granted by the Board of Supervisors in accordance with the process and requirements specified in the OSP regulations." Ms. Liggett noted that Lot #5A is accessed by a shared driveway that cuts through Lot #6, which fronts SR 550. Since this is a shared driveway, there must be a maintenance agreement in place. Ms. Henry said this has been prepared. Ms. Liggett noted that approval of the Highway Occupancy Permit by PennDOT must be completed for access to Lot #5B. Ms. Liggett also said that DEP must approve the sewer planning module. Ms. Steele said that the Township Solicitor has reviewed the plan and the notes, and feels the OSP's conservation lease been protected. Because part of this property is located in Worth Township, DEP will also require Worth to sign off on the planning module.

Ms. Liggett explained that the subdivision plan as submitted does not affect participation in the OSP. If the purchaser in Lot #5B is interested in building a house, the OSP regulations permit a 10% exception for the owner to subdivide 10% of the parcel for that purpose. The 10% exception must be approved by the BOS and reviewed by the OSPB and PC. The 10% subdivision would have to be submitted as a new subdivision request to the OSPB and the BOS before a house could be built on the lot. Ms. Henry explained that the Lot #5B property owner is not interested in building within the next ten years, because they do not want to be locked into a specific home site on the property.

Motion. Mr. Eberhart moved to approve the Sewer Planning Module as is with no conditions. Mr. Stevens seconded. Vote: 4-0.

Mr. Nauman asked if the existing 2" water line had enough pressure for fire suppression. Ms. Henry said it did not. There is a note on the subdivision plan stating that the structure will either be sprinklered or a water tank will be installed on the property.

Motion. Mr. Stevens moved to approve the Subdivision Final Plan and forward it to the BOS with the following conditions: PennDOT approves the HOP, DEP approves the sewer planning module, Worth Township approves the sewer planning module, a maintenance agreement for the shared driveway through Lot

#6 is submitted, and the owners sign the completion block. Mr. Eberhart seconded. Vote: 4-0.

6. Future Land Use Map – Options for Implementation

Ms. Liggett reviewed the PC discussion from the August 6 meeting. Members had agreed that:

- the R1 and R2 zoning districts should be separate,
- the R3 zoning district name should be eliminated because it was closely duplicated the requirements of the VZD,
- mobile home parks should be removed from the VZD but allowed in A1 as a conditional use, and
- schools should be removed from A1, but added to the VZD.

Mr. Eberhart asked how locating mobile home parks in A1 would protect agriculture. Ms. Liggett reminded the PC that mobile home parks must be allowed somewhere in the Township, so if A1 is not the best place, then the PC needs to determine where they should be located instead.

Members then discussed the lot size needed for a mobile home park and realized that it would not be accommodated in an R1, R2, or VZD development. They discussed leaving mobile home parks in A1 as a conditional use, with the condition being sewer technology is available to serve the needs of a mobile home park. Mr. Evans then mentioned that if the new VZD is implemented near the proposed mixed use area adjacent to the Patton Township line because of its proximity to the SSA, then perhaps the Township would want to allow mobile home parks in the VZD. Members discussed that option as well and decided that there were no easy solutions to this problem.

Mr. Eberhart asked about the Agriculture-Residential zoning district. Members reviewed the permitted uses for this proposed zoning district, and then discussed what lot size would be appropriate. Ms. Liggett noted that current lot sizes in the area the PC recommended for the AR zone range from 3-25 acres. Mr. Evans asked what types of agriculture would be allowed in AR that would not be permitted in R1 or R2. Ms. Liggett explained that the only agricultural uses allowed in R1 and R2 are home-based operations for personal use, whereas the types of agriculture allowed in the AR zoning district would be larger traditional farming operations, including raising crops and keeping livestock, etc. Mr. Eberhart said that the residents along Houtz Lane where he lives, which is one possible AR location, would like the area to stay as it is and might support the protection from development that AR would provide. Members then decided that the AR lot size should be 3-10 acres.

Ms. Liggett then asked members whether they envision the Loveville Road region retained as A1. She noted that the PC has discussed changes to the A1 zoning district that would remove many of the land uses currently permitted. Members suggested that the Loveville area residents might support an AR zoning district, particularly with the proposed restrictions to A1. This area might also be an efficient AR transition from R1 to A1, just as the Houtz Lane AR area would be. Mr. Stevens and Mr. Evans recommended leaving the Loveville Road region in A1 for now, until the PC reviews/revises the permitted uses for the A1 district.

Ms. Liggett then asked whether the PC favors one or two separate zoning districts for commercial (C1) and industrial (I1) uses. This would separate retail and office traffic from more heavy industrial enterprises in the future. Members asked if it made sense to restrict commercial and industrial development to separate areas, or if blending them would be acceptable. They pointed out that there is less heavy industry in the region and more office or light industry. Ms. Liggett noted the area around Sawmill Road, is an example of mixed residential, agricultural, and industrial uses. Ms. Steele asked what other municipalities did. Ms. Liggett said that many have separate commercial and industrial areas. However, College Township is now allowing government offices into their industrial zone to utilize available and existing facilities.

Mr. Evans suggested a commercial zone with conditional industrial uses, and an industrial zone with conditional commercial uses. This would give the Township more input in where businesses would be located and would prevent empty space from being underutilized. Members were intrigued by this idea. Ms. Liggett offered to research what conditions would be needed for these hybrid districts to make sense: lot size, buffering requirements, parking areas, etc.

Ms. Liggett then moved discussion to zoning for the north side of Route 550. This area has steep slopes, wetlands, and streams, so it does not have high development potential without mitigating factors. Mr. Nauman thought that zoning that area as AR would still allow “offspring” subdivisions for properties in the land preservation program. He said the land is not good for agriculture and it is difficult to find a perc site, but it does provide a natural buffer for water, helps with soil retention, and has riparian habitats. Ms. Steele asked if it should be a natural resource area instead of an agricultural area, and brought up the Ridge Overlay District concept. Mr. Stevens supported protecting the area somehow from floodlights and small lot development. Mr. Nauman explained AR might be preferable to a Ridge Overlay because the smaller lot size would still accommodate the 10% exception for subdivisions of the OSP properties, whereas a larger A1 lot size might prohibit an OSP property from using the 10% exception (i.e. If minimum lot sizes in A1 are increased to 1 house per 25 acres, a 100 acre property could not use the 10% exception to create a 10 acre lot for a house because it would not meet the minimum lot size threshold of 25 acres.)

Mr. Nauman then asked if the lot size would increase for A1, or would it stay at a 1-acre minimum. If the agriculture district is going to move toward a farmette concept with a minimum of 25 acres, that will lead to other issues. He said that increasing the lot size requirement for A1 would provide one more layer of protection for agriculture in the face of a developer presenting a large-scale residential development. Members decided to continue working on the proposed commercial and industrial zones, and then tackle the issues involved with making any changes to the agricultural zone.

After discussion, members agreed on the following items:

- Establish the lot size in the proposed AR zoning district as 3-10 acres.
- Consider the Houtz Lane area as a proposed AR zoning district.
- Leave the Loveville Road region as A1 for the present time.

- Consider adding conditional industrial uses to a proposed C1 district, and adding conditional commercial uses to a proposed I1 district.

For the next meeting, the PC will review the permitted and accessory uses chart, discuss potential commercial and industrial zones with hybrid conditional uses, and examine the Township map as to where R2, C1, and I1 might be located.

7. Matter of Record

- The next PC meeting will be held on October 1. Agenda items will include a continued review of the Township zoning districts.
- The PC will plan to brief the BOS of their zoning efforts in November.

8. Adjournment

Motion. Mr. Stevens moved to adjourn. Mr. Evans seconded. Vote: 4-0.

The meeting was adjourned at 8:42 p.m.

Respectfully submitted,
Melissa Gartner
Recording Secretary

Residential (R1 – low density)

Permitted Uses (primary use of the land)	Accessory Uses (secondary uses)
<ul style="list-style-type: none"> ▪ Dwelling, Single Family ▪ Designated well sites, potable well pump station facilities, water treatment facilities and storage tanks 	<ul style="list-style-type: none"> ▪ Accessory Use or Building ▪ Agriculture, Home
<ul style="list-style-type: none"> ▪ Forestry uses related to the harvesting of lumber products, including the establishment and operation of equipment necessary for the harvesting of trees 	<ul style="list-style-type: none"> ▪ Customary Uses accessory to the above; Essential Services
<ul style="list-style-type: none"> ▪ Open Areas 	<ul style="list-style-type: none"> ▪ Home Occupation
<ul style="list-style-type: none"> ▪ Open Land 	<ul style="list-style-type: none"> ▪ Residential Wind Turbines
<ul style="list-style-type: none"> ▪ Public Grounds 	

Residential (R2 – moderate density)

Permitted Uses (primary use of the land)	Accessory Uses (secondary uses)
<ul style="list-style-type: none"> ▪ All R1 Permitted Uses 	<ul style="list-style-type: none"> ▪ All R1 Accessory Uses
<ul style="list-style-type: none"> ▪ Duplex 	<ul style="list-style-type: none"> ▪ B&B (1-3 bedrooms)
	<ul style="list-style-type: none"> ▪ Dwelling, Single Family with apartment

Agriculture-Residential (AR - large estate lots)

Permitted Uses (primary use of the land)	Accessory Uses (secondary uses)
<ul style="list-style-type: none"> ▪ Dwelling, Single Family (3-10 acre lot) 	
<ul style="list-style-type: none"> ▪ Agricultural uses related to the tilling of the land, the raising of farm products, the raising and keeping of livestock and poultry, including the sale of farm products produced on the lot 	
<ul style="list-style-type: none"> ▪ Machine shop, small engine repair shop, furniture making shop, woodworking shop 	
<ul style="list-style-type: none"> ▪ Open Area 	
<ul style="list-style-type: none"> ▪ Open Land 	
<ul style="list-style-type: none"> ▪ Public Ground 	

Agriculture (A# or A1)

Permitted Uses (primary use of the land)	Accessory Uses (secondary uses)
<ul style="list-style-type: none"> ▪ Agricultural uses related to the tilling of the land, the raising of farm products, the raising and keeping of livestock and poultry, including the sale of farm products produced on the lot 	<ul style="list-style-type: none"> ▪ Accessory Use or Building
<ul style="list-style-type: none"> ▪ Bed & breakfasts (4+ bdr) 	<ul style="list-style-type: none"> ▪ Home Occupation
<ul style="list-style-type: none"> ▪ Dwelling, Single Family (Lot size TBD but greater than 1 acre) 	<ul style="list-style-type: none"> ▪ Residential Wind Turbines
<ul style="list-style-type: none"> ▪ Forestry uses related to the harvesting of lumber products, including the establishment and operation of equipment necessary for the harvesting of trees 	
<ul style="list-style-type: none"> ▪ Machine shop, small engine repair shop, furniture making shop, woodworking shop 	
<ul style="list-style-type: none"> ▪ Residences of caretakers and/or owner operators, and offices necessary to conduct said businesses; farm hand housing 	
<ul style="list-style-type: none"> ▪ Open Area 	
<ul style="list-style-type: none"> ▪ Open Land 	
<ul style="list-style-type: none"> ▪ Preservation 	
<ul style="list-style-type: none"> ▪ Public Ground 	
<ul style="list-style-type: none"> ▪ Quarry 	
<ul style="list-style-type: none"> ▪ Recreational use 	
<ul style="list-style-type: none"> ▪ Uses/equipment for processing natural resources 	
<p>Conditional Uses</p>	
<ul style="list-style-type: none"> ▪ Mobile home park 	
<ul style="list-style-type: none"> ▪ Recreational facility, such as vehicular race track, campground, youth camp, gun club, hike, bike, or horse path, golf course, tennis court, picnic area, hunting or targeting facility or preserve, or other organized sport arrangement 	

Commercial (C1)

Permitted Uses (primary use of the land)	Accessory Uses (secondary uses)
<ul style="list-style-type: none"> ▪ Bowling alley ▪ Commercial dairy, commercial horticultural nursery 	<ul style="list-style-type: none"> ▪ Accessory dwelling unit ▪ Accessory use/building, including home occupation accessory to permitted use
<ul style="list-style-type: none"> ▪ Commercial school 	<ul style="list-style-type: none"> ▪ Customary use accessory to permitted use; essential service
<ul style="list-style-type: none"> ▪ Commercial wind turbine 	<ul style="list-style-type: none"> ▪ Residential wind turbine
<ul style="list-style-type: none"> ▪ Community sewage plant 	<ul style="list-style-type: none"> ▪ Restaurant, cafeteria or recreational facility for employees
<ul style="list-style-type: none"> ▪ Drug store 	
<ul style="list-style-type: none"> ▪ Medical office and hospital 	
<ul style="list-style-type: none"> ▪ Office 	
<ul style="list-style-type: none"> ▪ Optical instrument systems development 	
<ul style="list-style-type: none"> ▪ Personal service shop, such as barber and beauty salon 	
<ul style="list-style-type: none"> ▪ Printing and binding 	
<ul style="list-style-type: none"> ▪ Public and private garage for storage and maintenance of motor vehicles, and accessory use or sale of new and used vehicle parts 	
<ul style="list-style-type: none"> ▪ Public utility facility 	
<ul style="list-style-type: none"> ▪ Radio and television studio 	
<ul style="list-style-type: none"> ▪ Repair shop, such as radio and television repair or similar service 	
<ul style="list-style-type: none"> ▪ Restaurant 	
<ul style="list-style-type: none"> ▪ Retail store 	
<ul style="list-style-type: none"> ▪ Service station 	
<ul style="list-style-type: none"> ▪ Social club 	
<ul style="list-style-type: none"> ▪ Supermarket 	
<ul style="list-style-type: none"> ▪ Taxi, limousine and bus service 	
<ul style="list-style-type: none"> ▪ Veterinary hospital 	
<ul style="list-style-type: none"> ▪ Wholesale distribution or storage 	
<p>Conditional Uses</p>	
<ul style="list-style-type: none"> ▪ Industrial uses that are permitted in I1 	

Industrial (I1)

Permitted Uses (primary use of the land)	Accessory Uses (secondary uses)
<ul style="list-style-type: none"> ▪ Any production, manufacturing, assembly, processing, cleaning, testing, repair, storage or distribution of materials, goods, foodstuffs, and products not involving a retail activity ▪ Assembly of prefabricated components by hand 	<ul style="list-style-type: none"> ▪ Accessory dwelling unit
<ul style="list-style-type: none"> ▪ Yard storage of equipment, road materials, excavation, electrician, construction trades, well-driller, and/or septic operation, businesses to include offices 	<ul style="list-style-type: none"> ▪ Accessory use/building, including home occupation accessory to permitted use ▪ Customary use accessory to permitted use; essential service
	<ul style="list-style-type: none"> ▪ Restaurant, cafeteria or recreational facility for employees
	<ul style="list-style-type: none"> ▪
Conditional Uses	
<ul style="list-style-type: none"> ▪ Commercial uses that are permitted in C1 	

Natural Area (NA)

Permitted Uses (primary use of the land)	Accessory Uses (secondary uses)
<ul style="list-style-type: none"> ▪ Forestry uses related to the harvesting of lumber products, including the establishment and operation of equipment necessary for the harvesting of trees ▪ Private seasonal dwelling 	<ul style="list-style-type: none"> ▪ Customary uses accessory to permitted uses; essential services
<ul style="list-style-type: none"> ▪ Shared use trail system may include but not be limited to uses such as walking, hiking, biking, horseback riding, and cross-country skiing 	
<ul style="list-style-type: none"> ▪ State game and forest lands, wild land, and/or wildlife sanctuary and wildlife corridors 	
Conditional Uses	
<ul style="list-style-type: none"> ▪ Agricultural uses related to the tilling of the land, the raising of farm products, the raising and keeping of livestock and poultry, and land application of fertilizer, animal manure, and pesticides 	

▪ Game farm or fish hatchery	
▪ Park and recreational areas...	
▪ Utility use, substation, transmission line or telecommunication facility	

Village (VZD)

Permitted Uses (primary use of the land)	Accessory Uses (secondary uses)
▪ All R-1 and R-2 permitted uses	▪ Residential Wind Turbines
<i>Conditional Use</i>	
▪ Bed and breakfast establishment	
▪ Church and other places of worship	
▪ Club, lodge, and fraternal organization	
▪ Customary accessory uses, including home occupation	
▪ Duplex and/or multi-family dwelling	
▪ Family and group day care and day care center	
▪ Firehouse/Ambulance/Public Service	
▪ Forestry activities	
▪ Group care facility	
▪ Mixed use structure	
▪ Personal service shop, business, and professional office	
▪ Private and public park	
▪ Retail establishment for the sale, service, and rental of goods	
▪ School	
▪ Studio, gallery, and performing arts theatre	
▪ Townhouse	