

HALFMOON TOWNSHIP
Planning Commission Meeting
October 1, 2013 7:00 pm

Present: Danelle Del Corso, Bob Eberhart, Sam Evans, John Stevens
Absent: Jordan Finkelstein, Lorin Nauman
Others present: D. J. Liggett, CRPA; Susan Steele, Township Manager; Melissa Gartner, recording secretary

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 September 17, 2013 Minutes

Motion. Mr. Stevens moved to approve the minutes of September 17, 2013. Mr. Evans seconded. Vote: 4-0.

4. Reports

a. BOS Update

Ms. Steele reported that the BOS has been meeting to discuss the budget. Ms. Liggett added that the only agenda item for the September 26 meeting was the Barr plan. Since the PC had recommended approval with three conditions (DEP approval, PennDOT approval of the HOP, and solicitor review of the maintenance agreement), the BOS approved the plan with the same conditions.

b. Zoning Officer's Report

None.

c. CRPC Update

Ms. Del Corso reported that the next CRPC meeting will be held on October 3 as a joint session with the Transportation & Land Use Committee. Ms. Liggett mentioned that Halfmoon Township's Official Map will be on the agenda for CRPC comment at that meeting.

d. Open Space Board Update

Mr. Eberhart reported that the OSPB has been working on the language related to conservation easements. He said that previously there was a restriction in the ordinance stating you could not use more than 25% of the funding in the Open Space budget. However, the new recommended language states a property owner may not use more for a conservation easement position than would leave 200% of the anticipated costs for the next year. He explained that the property

owner would have to leave twice the amount of the projected expenses for the next year and not touch that.

He said the OSPB also discussed the maximum price to be paid for a conservation easement. Previously the maximum price was set at \$5000 per acre. The new suggested language states \$4000 per acre or the appraised value of the property (per acre), whichever is lower. The application would need two different appraisals, one provided by the owner and one by the Township. The amounts would be averaged if they were close; if the amounts were far apart, a third appraisal would be required and then the two appraisals which were closest in estimation would be used.

5. Future Land Use Map – Options for Implementation

Ms. Del Corso reviewed the PC discussion from the September 17 meeting. Members had agreed to:

- 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 commercial district, and adding conditional commercial uses to a proposed M1 industrial district.

Mr. Stevens asked if municipalities were allowed to combine zoning; Ms. Liggett explained that combined zoning is permitted as long as every use is provided for somewhere in the municipality. Ms. Liggett also reviewed Mr. Evans' suggestion of creating a commercial zone with conditional industrial uses and an industrial zone with conditional commercial uses. She said that this type of hybrid zone does exist, and is used in College Township.

Mr. Eberhart thought a separation of the commercial and industrial zoning districts made more sense because the uses are so different in nature. Mr. Evans said not much commercial or industrial development will happen until public sewer comes to the Township. Ms. Del Corso cautioned that, while the area adjacent to Patton Township is where sewer would come first, the PC should not use that area as a hodgepodge for all of the zoning districts that require public sewer.

Ms. Liggett said that commercial and industrial areas often have higher traffic and congestion and require an adequate road network.

Members discussed keeping the designated areas for industrial zones very small. Ms. Liggett said that because the nature and characteristics of the Township are rural, the Township may not require a large industrial zoning district, as long as industrial space is provided somewhere. There is an existing industrial zone adjacent to Patton Township; however it has no road access. Ms. Del Corso recommended removing this M1 zoning from this area and changing the current limited industrial zone (L1) along Sawmill Road to industrial (M1). Ms. Liggett offered to check with the Township Solicitor regarding whether the existing L1 district is of sufficient size to avoid a zoning challenge.

Discussion then moved to the proposed commercial (C1) zoning district and if a specific C1 zoning district or a mixed use VZD area would be better. Ms. Liggett reminded the PC of previous discussions of a Planned Residential District (PRD),

which is an overlay district, typically on top of an R2 or R3 zoning district. Ms. Del Corso said she would prefer to have the underlying district as residential, because the Township would always attract residents. Mr. Eberhart suggested reviewing the Halfmoon-Patton Area Plan to see what the development plan looks like on the other side of the municipal line and review the draft RVD2 ordinance from 5-6 years ago when Mr. Maloney first approached the PC.

Ms. Liggett provided a copy of the most recent Grays Woods master plan, which shows medium lots, smaller lots, and then larger lots along the Patton-Halfmoon Township line. Mr. Evans suggested making a mirror image of this plan for the Halfmoon side. Ms. Del Corso said this configuration supports an underlying residential zone. Ms. Liggett said it might make sense to also identify a town center commercial area.

Ms. Del Corso asked about the differences between a PRD and the VZD, and whether the VZD could substitute as an overlay since the Township has an existing VZD on record. Ms. Liggett said it would be possible, but her concern was that in a large VZD that permitted commercial and residential land uses, the end result could be all residential with very little commercial.

Members agreed to the following proposed zoning decisions from this meeting:

- Remove the M-1 zoning from the area adjacent to Patton Township southeast of Route 550, south of the Halfmoon Acres property.
- Change the current limited industrial zone (L1) along Sawmill Road to industrial (M1).

Ms. Liggett will research the zoning for the Grays Woods area adjacent to the Halfmoon Township line. The PC will discuss a potential area that complements the Grays Woods master plan for the back area adjacent to the Patton Township line.

For the next meeting, the PC will discuss:

- Creating a transition in the area adjacent to Patton Township into R2 or R1,
- Reviewing the Patton map and the proposed VZD2 regulations,
- Beginning to work on the agricultural zoning district.

Motion. Mr. Stevens moved to reschedule the November 5 meeting to November 12. Mr. Evans seconded. Vote: 4-0.

Mr. Eberhart asked if the Township would survey the residents about the proposed zoning changes. Members said that it makes more sense to present a plan to implement the Future Land Use map, and then surveying the residents/holding a town meeting would help to focus the comments.

6. Matter of Record

- The next PC meeting will be held on October 15. Agenda items will include discussion of the zoning recommendations and a future presentation to the Board of Supervisors in 2014.
- The public hearing on the amendments to the Official Map is scheduled for Thursday, October 10, 2013. Ms. Del Corso is planning to attend to represent the PC.
- The Comprehensive Plan is scheduled for a public hearing at the October 28, 2013 meeting of the General Forum. Following the public hearing, the General Forum will recess to allow the six municipalities to convene individual

meetings, at which they will take official action to adopt the Comprehensive Plan by municipal resolution.

7. Adjournment

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

The meeting was adjourned at 8:16 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 	
<ul style="list-style-type: none"> ▪ 	
<p>Conditional Uses</p>	
<p>Mobile home park</p>	
<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><i>Conditional Uses</i></p>	
<ul style="list-style-type: none"> ▪ Industrial uses that are permitted in M1 	

Industrial (M1)

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 	<ul style="list-style-type: none"> ▪ Customary uses accessory to permitted uses; essential services
<ul style="list-style-type: none"> ▪ Private seasonal dwelling 	
<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	