

HALFMOON TOWNSHIP
Planning Commission Meeting
October 6, 2015

Present: Jason Little, Chair; Jeff Martin, Sam Evans, Melissa Gartner, Danelle Del Corso

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

Not Present: John Stevens, Lorin Nauman

1. Call To Order

Chairman Little called the meeting to order at 7:06 p.m.

2. Citizen Comments

None

3. Approval of September 15, 2015 Minutes

Ms. Gartner moved to approve the September 15, 2015 minutes. Mr. Evans seconded. Vote in favor was 5 -0.

4. Reports

a. *BOS Update* –

Ms. Steele reported that the last meeting was a budgeting meeting for fiscal year 2016. Mr. Little asked if that will be published. Ms. Steele stated it will be.

b. *Zoning Officer's Report* –

Ms. Steele reported that she and Amy and D.J. and Ken Soder met with Fred Henry, representing the property owners Donna Vaux and Victor Woskob, who own properties along State Route 550 at the Granny Lane/ Sawmill Road intersection. Mr. Henry wanted to find out how potential subdivision and land development plans for the properties would be affected by the Rural Preservation requirements. Mr. Woskob has submitted applications to PennDOT for two low volume driveways proposing to access State Route 550. Given the limited sight distance, steep grade, and the curve at this location, PennDOT has requested additional information about the future use of the property and may require a traffic impact study.

c. *CRPC Update*-

Ms. Liggett distributed copies of the Peer-to-Peer Summary Report prepared by CRPC Senior Planner, Mark Boeckel. She noted that the report includes case studies of various zoning challenges that will be beneficial to the PC going forward.

d. *Open Space Board Update* –

The Open Space Board will meet on October 7, 2015 to discuss options for partnering with Centre County to leverage State dollars for agricultural preservation.

5. **Planned Community Zoning District – Zoning District Overview**

(R-1)

The Planning Commission made minor adjustments to the bulk regulations charts to fit the Township's needs. Some items that were changed were maximum height for buildings, removing the open area land use, which is associated with Rural Preservation requirements, and the front, back and side yard setbacks.

The PC discussed the minimum building area. It was emphasized that this is not the size of the home alone, it includes sheds, driveways, garages, pools, etc. This basically states that the builders must allot enough space for 4,900 square feet of possible building space in order to build on that lot area.

(R-2)

The difference between R-1 and R-2 is that R-2 allows for more uses, such as duplexes and bed and breakfasts. The reasoning behind R-2 was to decrease the chance that duplexes would be built in existing residential neighborhoods. There was discussion on the minimum yard setback especially for parking areas serving duplex/apartment developments because they would require additional buffering. This topic will be looked at further.

(AR)

This district was to be used as a buffer between State Route 550 and the Planned Community District to emphasize the agricultural nature of the Township. The PC was generally in agreement with the parameters for this zone.

Land Uses for PCD

D.J. presented a draft land use list for the Planning Community zoning district. The PC agreed that they would prefer to see like uses combined rather than listing out all possible land uses specifically. The PC agreed to review the condensed list at the next meeting.

Timeline-

10/20/15 - Continue to review deliverables (finalize)

11/19/15 - Prepare for presentation to BOS and review PCD Deliverables and recommendations for R1, R2, AR, and PCD zoning districts

01/05/2016 to 02/29/2016 - Draft new Commercial and Industrial zoning districts.

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

03/17/2016 – Review Residential and Supplemental deliverables with the BOS

06/30/2016 - Start Public meeting plan

6. Matter of Record

- a. The next meeting will be October 20, 2015 and will include the Centre Region Bike Plan and finalizing deliverables for BOS presentation (Intent Statements and the condensed Land Use Table for the Planned Community district).
- b. Motion was made by Ms. Del Corso and seconded by Mr. Evans to cancel the November 3, 2015 PC meeting because of Election Day activities at the Township Building. Vote in favor was 5-0.

7. Adjournment

Ms. Del Corso moved to adjourn the meeting. Mr. Evans seconded. Vote in favor was 5-0.

The meeting was adjourned at 8:24 p.m.

Respectfully submitted,
Nicole Gross
Recording Secretary