

**HALFMOON TOWNSHIP**  
**Planning Commission Meeting**  
**November 12, 2013 (11-12-13)**  
**7:00 pm**

Present: Danelle Del Corso, Bob Eberhart, Jordan Finkelstein, Lorin Nauman, John Stevens  
Absent: Sam Evans  
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 7:03 p.m.

**2. Citizen Comments**

None

**3. Approval of October 15, 2013 Minutes**

Motion. Mr. Nauman moved to approve the minutes of October 15, 2013. Mr. Stevens seconded. Vote: 5-0.

**4. Reports**

a. BOS Update

Ms. Steele reported that the BOS met on October 24 with a light agenda. She mentioned that the BOS did discuss some fire agreements.

b. Zoning Officer's Report

None.

c. CRPC Update

Ms. Del Corso reported that the CRPC met on November 7 and received a presentation on the Rural Zoning District Analysis Report. The report is intended to identify zoning and land use inconsistencies outside the Regional Growth Boundary and suggests areas for review and revision. Ms. Del Corso suggested that the PC review this report before the next meeting to compare the CRPA's recommendations with the zoning work the PC has already done this year.

d. Open Space Board Update

Mr. Eberhart reported that the OSB did not meet.

**5. Future Land Use Map – Options for Implementation**

A. Mixed Use Area

Ms. Liggett showed a map combining the Grays Woods development on the Patton Township side and the proposed roads from the Official Map on the Halfmoon Township side. She noted that the Grays Woods development is located in the

Planned Community zoning district within Patton Township. She asked the PC if they favored stand-alone Commercial and Industrial zoning districts that would accommodate commercial and industrial land uses, or would prefer the Planned Community zoning district in which the commercial and industrial are incorporated into a master plan.

Ms. Liggett explained that one proposed change for the SSA is that municipalities would be able to expand the SSA in an area adjacent to current public sewer by up to 50 EDUs within a five-year period of time without having to go to the General Forum for review. Ms. Liggett explained that if the Township goes in the direction of a PC zoning district, which requires large lot sizes, such a zoning change would require the municipality to go through the General Forum review process with a DRI application. However, if the Township wants to avoid the DRI process and stay with smaller projects within the five year window, then the PC zoning district may not be the most practical idea. If the Township had a 12-acre piece of property, it could rezone it as C-1 or M-1 and expand the SSA by 50 EDUs without approval from other municipalities.

Ms. Liggett asked the PC's opinion regarding whether members favored a large PC zoning district with the understanding that commercial and industrial uses would be included over a 30-year period or smaller stand-alone commercial and industrial zoning districts that could be implemented whenever the Township wanted.

Mr. Eberhart asked who was advocating the new EDU idea. Ms. Liggett explained that the COG Executive Committee is preparing revisions to the Implementation Agreement for the SSA, which includes the recommendations on the EDUs. Ms. Del Corso added that not every request is at the level of a regional impact, so they are trying to make it possible for municipalities to take local action when it would not affect the entire Region.

Ms. Liggett said the Patton PC zoning district allows all land uses that are permitted in Patton Township's R2, R3, C1, C2, and IRD districts. The regulations stipulate what percentage of residential, commercial and industrial uses must be accommodated in the master plan. After discussion, members decided they preferred the proactive nature of the PC zoning district concept, rather than a piecemeal approach for commercial and industrial zones. In establishing the PC zoning district, the Planning Commission would recommend the uses it wants/does not want in the new PC zone. Members then listed the uses they did not want to see in a potential mixed use area PCD:

- Agricultural uses and dairy farms
- Heavy industrial
- Arenas and stadiums
- Heavy commercial (i.e., large parking lots and heavy in-and-out traffic)
- Slaughterhouses

#### B. Summary of Uses and Zoning Districts

Ms. Del Corso led members through the Zoning Uses Comparison Chart, reviewing what uses were on the books now and what the PC discussed changing.

##### Natural Area

- Mr. Eberhart clarified that, at present, the only NA zone is the Game Lands.

##### Agriculture

- Members discussed 'Horticultural uses...' and traffic issues connected with a Christmas tree farm or berry-picking field. After discussion, members decided to keep 'Horticultural uses...' in A1.

- Members then discussed 'RPD' as a permitted use. Ms. Steele clarified that in the Open Space Program, a property owner must have 60 acres or more to subdivide. RPD is an overlay district in the Agricultural zone and it is not a use required by the PA Municipal Planning Code. Ms. Liggett explained that in an RPD, half of the land must be preserved as open land and half of the land can be farmed. In previous years, the PC did not want to limit the number of lots a farmer could sell, but the land and on-lot septic would not support a density greater than 1 house per acre. The PC noted that removing RPD from the Ag zone could upset farmers and developers but would preserve agriculture in the Township. Members decided to remove 'RPD' from the Agricultural zoning district. They also decided to remove 'Accessory dwelling unit' from the Accessory uses list.

#### Residential (R1)

- Members decided to keep 'Accessory uses/building,' remove 'Domesticated livestock,' and keep 'Residential wind turbines' in R1 and move 'Accessory dwelling unit' to R2.

#### Commercial

- Members decided to remove 'Community sewage plant' from Conditional uses.

#### Industrial

- Members decided to remove 'Agricultural uses and all utilities' from M1. They decided to keep 'Commercial dairies/commercial horticultural nurseries' in M1 but requested good definitions.

For the next meeting on November 19, members will finish discussing the Agricultural zone, review the Official Map, and discuss the Zoning Analysis. If there is an actual work meeting in December, members could begin planning the PC zoning presentation to the BOS.

### **6. Matter of Record**

- The next PC meeting will be held on November 19.
- A draft of the revised Official Map will be available for review at this meeting. The revisions are based on the PC discussion on October 15, which included:
  - adding pedestrian and bicycle trails in the vicinity of Sawmill Road, crossing through land owned by Grays Woods Partnership and terminating in Patton Township
  - adding a location for a proposed future park in the same area, and
  - adding the Wildlife Corridor.

### **7. Adjournment**

Motion. Mr. Stevens moved to adjourn. Mr. Finkelstein seconded. Vote: 5-0.

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,  
Melissa Gartner  
Recording Secretary