

**HALFMOON TOWNSHIP
Planning Commission Meeting**

~~November~~ 17, 2015

Present: Jeff Martin, Sam Evans, Melissa Gartner, Danelle Del Corso, John Stevens, Lorin Nauman

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

Not Present: Jason Little, Chair

1. Call To Order

Vice Chair Gartner called the meeting to order at 7:00 p.m.

2. Citizen Comments

None

3. Approval of October 20, 2015 Minutes

Ms. Del Corso moved to approve the October 20, 2015 minutes. Mr. Stevens seconded. Vote 6 -0.

4. Reports

a. *BOS Update* –

Ms. Steele reported that Ms. Del Corso will be moving to the BOS and Mr. Stevens has decided to retire from the PC. Mr. Evans reported that as a result of work commitments, he will also no longer be able to serve on the PC. Therefore, there will be three open PC positions. Ms. Steele asked the PC members to consider possible candidates. The public hearing on the budget meeting will be held on November 19, along with the presentation from the PC on the zoning recommendations. Ms. Steele reported that she met with the Penn State Sustainability Office regarding the public input process for the zoning changes.

b. *Zoning Officer's Report* –

Staff met with Jeff Miller regarding the future of the building behind the existing veterinary office. Mr. Miller would like to rezone the property commercial so they can rent the accessory building instead of using it as storage. The veterinary office was permitted by conditional use, so future use of the property is restricted. There is also limited space for additional parking. The Halfmoon Christian Fellowship church in Stormstown is interested in purchasing the nine acre parcel surrounding their building that has been up for sheriff's sale. They are looking to expand the church. The Official Map has identified two roads on the property to provide for secondary access from Houtz Lane.

c. *CRPC Update*-

Mr. Evans reported that during the joint meeting of the Transportation & Land Use Committee and the Centre Regional Planning Commission, they identified

multi-municipal agreements, alternate energy options (solar energy), update of the Regional Development Capacity Report (REDCAP), and review of the regional growth boundary agreement as priorities.

- d. *Open Space Board Update* –
No Meeting.

5. Bulk Regulations

The Planning Commission reviewed Mr. Little's recommendations regarding setback distances and agreed that the revised bulk regulations are satisfactory. In addition, per Mr. Little's recommendation, minimum lot depth specifications will be omitted from the charts. Ms. Liggett suggested including two measurements for minimum lot width: one at the lot line and a second measurement at the building setback to accommodate lots that may be situated on a cul-de-sac or are pie-shaped lots. With these changes, the PC agreed that the bulk regulations are finalized.

6. PC Preparation for Presentation to the BOS

The PC timeline for completing the zoning ordinance revisions was added to the PowerPoint presentation. The PC recommended that paper copies of the presentation, the recommended zoning changes and zoning maps be provided for the BOS. The PC reviewed the presentation and offered editorial changes to the slides. The presentation will be made by Jason Little, Chair. All members of the PC indicated that they would be attending.

7. Matter of Record

- a. The next meeting of the PC will be December 1, 2015 and will include a review of the joint meeting with the BOS and a review of the plan for the Donna L. Vaux property.
- b. Motion was made by Ms. Del Corso and seconded by Mr. Stevens that the December 15, 2015 meeting of the PC be cancelled in lieu of a holiday get together. Vote in favor was: 6-0.

8. Adjournment

Motion was made by Ms. Del Corso and seconded by Mr. Evans to adjourn. Vote in favor was: 6-0.

The meeting was adjourned at 8:08 p.m.

Respectfully submitted,
Nicole Gross
Recording Secretary