

**HALFMOON TOWNSHIP
Planning Commission Meeting
April 19, 2016**

Present: Jason Little, Chair; Mike Brown; Lorin Nauman; Kathy Kelley; Jeff Martin

Others Present: Tammy Terosky, Recording Secretary; Susan Steele, Township Manager; Erica Ehly, CRPA

Not Present: Bob Strouse; Melissa Gartner

Citizens Present: None

1. Call to Order:

Chairman Little called the meeting to order at 7:05 P.M.

2. Citizens Comments:

None

3. Declarations of Disqualification:

None

4. Approval of Minutes:

Mr. Little motioned to approve the April 5, 2016 minutes. Mr. Nauman moved Ms. Kelley seconded. Vote in favor 5:0.

5. Unfinished Business:

Review of March 24, 2016 draft of the proposed text amendments/Attachment 3

a. Comments provided by township Planner/General Recommendations:

1. There will be uses and lots made nonconforming because of amendments. This could cause hardship for a property owner. Concerns regarding expansion due to nonconforming use.

2. Density for each zoning district. There are no maximum densities listed for the zoning districts. What is a "lot"?

- Mr. Little stated that the minimum lot size is 1 acre.
- Ms. Steele asked for suggestions of density numbers.
- Ms. Ehly questioned: is the minimum of one acre a tract or a site? Is it the same as a building lot for a home? How many dwellings can you have on one acre. In the other districts for minimum lot size for the use of designated sites is 1 acre. How many well pump stations or sites you can have.
- Mr. Little stated the intent for R1 is one dwelling unit/lot. R2 may be more than one per lot.
- A discussion took place regarding having some additional standards or uses added for the uses listings; would apply to buffers and other requirements and policies.
- A conditional use may be added to provide for community water/well system.

3. Buffers or clustering development.

- There is a buffering ordinance.

4. Provision of buffer yards with landscaping and screening requirements, etc.

- Buffers are necessary and listed.
 - Perhaps a need for different language for buffers in each ordinance, and especially in mixed-areas with more intense commercial uses.
5. Some uses must be defined further, i.e., for a bed and breakfast.
 6. Reduce minimum lot sizes for uses intended to be encouraged.
 - Reducing the amount of land for Ag as a primary use, when the intent may have been to preserve Ag uses.
 - May want to go back to limited Ag use compatible to low-density Residential.
 - Mr. Little questioned if there is R1 that is able to be farmed?
 - Move limited Ag uses to primary.
 - There may be some reservations to be placed upon this usage at a later time.
 7. Land use conflicts:
 - Ag uses are permitted in all zoning districts.
 - Ag can be continued as a use with all the other areas, creating conflict for the Ag land owner. Allows incompatible uses next to each other. With development standards, limits could be made for this.
 - Allows for Ag to be used during the transition.
 8. Consider limitations regarding livestock in residential zoning districts.
 - Make that recommendation.
 9. Standards for accessory uses may need to be identified more clearly:
 - Examples of way accessory uses may be addressed.
 - Re-define what an accessory use is and how it relates to the primary use.
 10. Strikethrough/underline format.
 11. Continue to allow churches where already permitted.
 12. Schools permitted.

Specific Districts:

AR, R-1, R-2 Districts:

- Review of comments.
- Leave as BMP and reference a document. Further definition of BMP's, etc., are needed.
- Definitions are needed for bread and breakfast, hotel, etc. Have a definition of a bed and breakfast with the B&B as the primary use.
- Determined to move Bed and Breakfast to a conditional use from an accessory use.

Article III. Agricultural District A-1:

1. Regulations may deter farming operations.
 - Buildable area is the required area one must provide for a building. Limits the concern.
 - The area left-over after the setbacks.
 - Is there a potential that the only buildable area is in the setback with no 75' x 75' area to build upon?
 - Can request a variance.
2. Any type of use that consumes large amounts of land which can't be used for Ag is not compatible with the preservation of Ag lands.
 - Removing golf courses from Ag is under review.
 - Quarry has a minimum lot size.

- All mountain area is considered Ag land and that is where the quarry would be placed.
 - Quarry is a conditional use, so it would have to go through an extensive review process.
 - Large land consumption uses are incompatible with Ag uses.
 - Bring it to the Supervisors as a concern.
3. Provision to cluster residential development:
- Fails to promote farmland preservation.
 - Ag is being rezoned to 10 acres. Large lots vs. low impact design.
 - Refers back to the parent tract.
4. Consider moving residential uses from a primary to an accessory.
5. Consider including telecom facilities as an exemption to the height limitation...
- Just state that it is exempt from the height restriction.
6. Community on-lot sewage disposal facility contradicts the intent of the district.
- The language will be stricken.
 - Discussion regarding 1 and 10 acre areas for building.
 - Need to clarify what the intent is. To preserve Ag or preserve open space?
 - Preserving the West and developing the East.
 - Move residential to the secondary. Remove the on-lot sewage facility.
 - Leave for further public comment.

Article IV. Residential District R-1:

- Open Land is meant to be non-developed, but not necessary to provide.
- More in a sub-division where it is greenspace for residents.
- Existing property owners in R-1 can construct duplexes. That would require an existing property owner to rezone to R-2 which may be a hardship.
- The tables in the code are not correct, so there is no way to determine the uses in R-1.

Proposed R-2:

- Review of comments.
- No limitations to where R-2 or multi-family occurs.

Article V. Commercial District C-1:

- Permitted uses are allowed in the district. How will it be limited?
- Are there things in permitted uses to remove?
- There is an internal inconsistency with the intent.
- Send these comments to the Supervisors.

Other items will be passed along to the Supervisors.

Yield Planning:

- Can be defined differently for maximum number.
- Consider an effective date for existing lots.

Affordable Housing:

- Need for further review.

- Stay with density.

Jeff Stover's Comments:

1. Comments need to be applied.
2. Can be incorporated.
3. Change language to remove the maximum of 10 acres.
4. Add the language from A-1 to A-R.
5. Look into it and flag it.
6. Needs further review; perhaps put minimum impervious.
7. Needs to be addressed.
8. Will change the wording.
9. Will change the wording.
10. Needs to be reviewed.
11. Need to add forestry and clarify that it is the case.

Reports:

- Ms. Steele requests a motion that we provide this to the Supervisors.
Motion to deliver to the supervisors the permitted uses and densities for each zoning unit, and the zoning bubble map.
Mr. Nauman moved, Ms. Kelley seconded. The vote was unanimous. Motion passed.
- Official map was posted for 45 day review. Everything was addressed. Will go back to the board for adoption.

6. No further reports.

Ms. Kelley went through the drafts for review. Thank you.

7. Next Meeting:

- Next meeting: May 17, 2016
- Keep working on the language within the document.
- Look at some of the items on the amendments.
- Go through more information for the official map.

8. Adjournment:

Motion to cancel next meeting.

Mr. Martin motioned to cancel the May 3, 2016 meeting. Mr. Nauman moved, Mr. Martin seconded. The vote was unanimous.

Mr. Little motioned to adjourn. Mr. Nauman moved and Ms. Kelley seconded. The vote was unanimous. This meeting was adjourned at 9:15 PM.

Respectfully submitted,
Tammy Terosky
Recording Secretary