



HALFMOON TOWNSHIP PLANNING COMMISSION

**MEETING MINUTES
TUESDAY – APRIL 3, 2018 ° 7:00 P.M.**

100 Municipal Lane, Port Matilda, PA 16870

CALL TO ORDER

8:02 PM. Lorin Nauman, Chairman, called the meeting to order. It was determined there were enough members present for a Quorum.

ATTENDANCE

Lorin Nauman, Chair; Jeff Martin, Secretary; Andrew Meehan, Alternate; Regina Villarreal, Alternate.

ABSENT

Leah Davis, Vice-Chair; Joe Soloski; Jody Kluskiewicz, Sam Buckley,

OTHERS ATTENDING

Jim May, CRPA; Michael Patroski, CRPA; Susan Steele, Halfmoon Township Manager; Barbara Hughes, Recording Secretary;

CITIZENS ATTENDING

Andrew Watters; Mark Maloney; Ron Hoover, Matt Harlow

PLEDGE OF ALLEGIANCE**PUBLIC COMMENT**

No public comments were voiced at this segment but questions and subsequent discussions followed later in the meeting.

REPORTS**1. Centre Regional Planning Commission – Mr. Meehan**

a) During a lunchtime meeting, the CRPA overviewed and rated CRPA projects. They were voted on and the priorities as follows:

- Water
- Climate action and adaptive initiatives and projects
- Study of workforce resident affordable housing verses or in contrast to student housing
- Land rate uses
- Identification of future growth area outside the RGB (Regional Growth Boundary)
- Update to the 537 Plan

b) Overviewed the Red Cap (Regional impact of projected growth which involves sewage limits)

2. Halfmoon Township Open Space Board – Mr. Nauman

- a) Meeting canceled for lack of agenda. Next scheduled meeting is in September 2018.

3. Board of Supervisors/Manager Report – Ms. Steele-Jim May

- a) Ms. Steele yielded to Jim May, CRPA on the Rural Preservation District workshop.
- Taking RPD out of the residential districts and just using standards
 - When to require public vs. private streets. The issue being residents do not know their streets are private and the maintenance is not the responsibility of the township.
 - Board would like to see exceptions for farm families who want to be able to subdivide to family members without a whole lot of other requirements
 - No longer use the terms “Country Lots”, “Estate Lots”, etc. and simply use the term “Lots” to eliminate the confusion in definition of terms.
 - Rather than using the term “Lot size” they should use “density” for the basic underlying number. Michael Petroski, CRPA, will be working on this.
 - Yield planning with septic requirements in natural areas, steep slopes, wetlands

ACTION ITEMS**1. Approval of Minutes**

Approval of the minutes from the previous regularly scheduled meeting of the Planning Commission, which was held on March 6, 2018.

2. Subdivision of Lands of Mark C. Shears and Suzette M. Shears – Presentation by Kathy Henry, Mease Association.

Preliminary Plan of Shears subdivision, dividing the 72.74-acre property into 4 lots.

The 72.74-acre property is currently zoned in the Agricultural zoning district along State Road 550 adjacent to Orchard Creek. The proposal is for the property to be split into four (4) lots for the intended use of Agricultural/Residential.

The project proposes the development of private road Sunken Hollow Lane and the continued use of Huntfield Lane. Huntfield Lane was initially established for 911 addressing purposes; the use of the roadway is intended to continue. All proposed lots will have access to Sunken Hollow Lane and will be given 911 approved addresses.

The applicant has shown that the Fire Protection and Prevention options are to be left to the property owners once the property has been divided. Staff’s interpretation is that it is the applicants’ responsibility and would be in the best interest of the township for the developer to select the option prior to the planning commission’s decision.

Discussions centered on:

- No homeowner association
- Roads built
- Subdivision of a subdivision
- Agreements about maintenance (snow removal)
- Fire protection notice. No way to map yet because no knowledge of the placement to new construction
- 2 highway occupancies issued by PennDot
- Staff wants a note about what the fire recommendations are

- Who is a “lot owner” interpretation?
- Plot map

Mr. Nauman recommended moving the preliminary plan forward to Board of Supervisors, contingent that the zoning officer and other agencies requirements are met. Jeff Martin seconded the motion. All were in favor.

Halfmoon Planning Commission signature was required for Sewage facilities planning module component to planning module based on the number of lots being created from the “Dan Frank Parent Parcel”. The plan moves to the Board of Supervisors for the April 12, 2018 meeting.

PUBLIC COMMENTS

- Public concerns about the road and maintenance expense if the Shears properties are subdivided even further. Responsibility for future developers should be discussed when the time comes.
- Requests the township consider the impact of the SAP on Sawmill Rd. residents.

DISCUSSION ITEMS

1. In early 2017, the Township Board of Supervisors charged the Halfmoon Township Small Area Plan Steering Committee with preparing a Small Area Plan for the eastern end of the Township. On November 20, 2017, the Steering Committee completed a recommended Small Area Plan. The Steering Committee conducted eight meetings, open to the public, not including a Town Hall Meeting that was conducted on November 8, 2017 at Way Fruit Farm. The next step in the Small Area Plan process is for the Planning Commission to provide comments to the Board of Supervisors.

Some topics may include:

- Can the township move forward with the SAP plan? Consensus is “no”.
 - Who will present to the BOS?
 - Add a buffer zone at Sawmill Rd.
 - Mike Patroski will formalize a comment letter to move forward with the BOS.
2. Septic issues were mapped and the conclusion was there is no data to support malfunctions.

MATTER OF RECORD

1. April 17, 2018 Joint work session with the Board of Supervisors meeting with questions and concerns presented at the April 26, 2018 meeting.

ADJOURNMENT

8:09 PM. The Chairman called for a motion to adjourn the meeting. The motion was approved.

