

HALFMOON TOWNSHIP
Planning Commission Meeting
April 4, 2017

Present: Bob Strouse, Chair; Jeff Martin; Lorin Nauman; Leah Davis, Jody Kluskiewicz; and Joe Soloski; Melissa Gartner

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

Not Present: Mike Brown

Citizens Present: Tony Fruchtl, Penterra Engineering

1. Call to Order: Mr. Strouse called the meeting to order at 7:00 P.M.

2. Determination of a Quorum:

3. Pledge of Allegiance:

4. Declarations of Disqualification: None

5. Citizen Comment: None

6. Approval of Minutes:

Mr. Nauman motioned to approve the February 21, 2017 minutes. Mr. Soloski seconded the motion. The vote was unanimous.

7. Public Hearings: None

8. Action and Discussion Items:

Ferguson Township Official Map:

- The bike path from Marengo Rd. was omitted from the map. The PC is recommending that the bike path be considered, and then forwarded to the BOS.
- Motion to approve the map with the amendment of the bike path was made by Mr. Nauman, Ms. Davis seconded the motion. The vote was unanimous.

Guenot Subdivision Plan:

Review and consider staff comments regarding the proposed subdivision of Tax Parcel 24-005-18M, located at 2245 West Gatesburg Road. The plan proposes the subdivision of a 1.102-acre lot (Lot 2) from the existing 84.393-acre parcel (Lot 1R), owned by Ronald L. and Pearl P. Guenot. The existing property lies within both Halfmoon Township (35.25 acres) and Ferguson Township, and contains a

single-family home. The proposed Lot 2 will be for a single-family home with on-lot septic and proposed well (*Att 3*).

- Tony Fruchtl, Penterra Engineering represented the Geunot Subdivision Plan.
- DEP required approval from Halfmoon Township before proceeding.
- Review of subdivision plans must be sent to all municipalities associated with the development.
- Ms. Ehly reviewed the subdivision for regional issues.
 - Comments by Ferguson Twp. for further details of the variance; need for a flood study. The parcel is of different size acreage than previously identified. The submitted plan was submitted to Ferguson Twp. and is now being submitted to Halfmoon Twp. Ms. Ehly added several additional comments and questions relating to particulars on the officially submitted plan. These are general comments, not needing to be formally changed. Ms. Ehly will provide a list of requested information to Mr. Fruchtl for further consideration.
 - Ms. Ehly suggested forwarding the plan to the BOS for approval, with the conditions that a list of requested information is considered and provided to Halfmoon Township in order to put through the Township's subdivision process.

A motion was made to approve the subdivision plan, with consideration of staff comments, and forward the plan to the Board. Ms. Gartner made the motion and Mr. Nauman seconded. The vote was unanimous.

Discussion Items:

Several Planning Commissioners attended the training session hosted by the Centre Regional Planning Agency on March 17, 2017. Attending PC members felt that the session was beneficial in explaining the role of a Planning Commission. It was suggested that the Planning Commission take part in regular workshops, during regularly scheduled meeting times, for hands-on training, led by Ms. Ehly. The May scheduled PC meeting will include such a workshop regarding subdivision ordinance.

9. Reports:

1. Centre Regional Planning Commission; Ms. Davis reported that the discussion was based on CRPC Annual Report. Also, they discussed CHIP and other projects. Passed a motion to keep the 2017 inactive projects in cue in priority order, along with other projects toward 2018. The CHIP process was amended. Ms. Ehly also described the three projects she is currently involved with.
2. Halfmoon Township Open Space Board; Mr. Nauman stated there was no recent meeting.
3. Small Area Plan Steering Committee; Mr. Strouse stated that several issues were brought up affecting route 550 and Carson's Corner, along with other areas.

10. New Business Not on the Agenda: None

11. Matters of Record and Adjournment:

1. The next regularly scheduled Planning Commission meeting will be held on April 18, 2017.

2. The next Small Area Plan Steering Committee meeting will be on April 17, 2017.
3. The Township will be holding a Town Hall meeting on April 27, 2017.

Mr. Nauman moved to adjourn. Ms. Davis seconded. Vote was unanimous.
This meeting was adjourned at 8:15 P.M.

Respectfully submitted,
Tammy Terosky
Recording Secretary