



HALFMOON TOWNSHIP PLANNING COMMISSION

1776 Halfmoon Valley Road, Port Matilda, PA 16870

MEETING AGENDA ◦ TUESDAY – AUGUST 2, 2016 ◦ 7:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

PUBLIC COMMENT

Members of the public are invited to comment on any items not already on the agenda as a public hearing.

APPROVAL OF MINUTES

July 19, 2016 Planning Commission Meeting Minutes (Attachment 1)

PUBLIC HEARINGS

None

ACTION ITEMS

1. Election of a Planning Commission representative to participate on the Open Space Preservation Program Review Committee. -- Kathy Kelly

Section 163.10 of the Halfmoon Township Code (Attachment 2) requires the review of the Open Space Preservation Program every five years by a review committee formed for that purpose. The membership shall include a member of the Township Planning Commission who is not also a member of the Open Space Preservation Board.

2. Planning Commission Bylaws – REVISED (SEE DRAFT DONE AT MEETING)

Consider the potential content of the Planning Commission bylaws, utilizing the Centre Region Planning Commission bylaws as a template (Attachment 3).

3. Proposed Amendments to the Township Fire Regulations--

At the meeting on 24 October 2013, the BOS reviewed the changes recommended by the PC (at the meeting on 19 February 2013) and sent the proposal back to the Planning Commission to revise for consistency with the following concerns:

- The removal of fire regulations could put the public in jeopardy, **which could cause liability issues for the Township—Manager is going to have Township Solicitor review and bring back to PC at future date by second meeting in September, 2016.**
- Consideration of the minimum level of regulation necessary while maintaining protection for residents of the Township

At the Planning Commission meeting on 17 May 2016 the Planning Commission received a summary of proposed changes, Township Planner comments, and reviewed previous comments (Attachments 4, 4.1). The Planning Commission requested the following:

- The PC is requesting legal review of how the 4-lot exemption was removed from the ordinance in 2011; done in scrivener error or official action?—Never in the Ordinance—Do you want in Ordinance (PC)? Not an issue.
The original ordinance language does not appear to include an exemption to the fire regulations, except for those related to the specifications for the access road for fire apparatus (Attachment 4.2). It does not appear that other municipalities have a Code exemption, however this is still being verified.
 - The PC would like to see a map of hydrants and pipe sizes. (Provided by Trotter, Upper Halfmoon, Port Matilda and Warriors Mark has been asked to provide to BOS (including pools and ponds)—have not done (asked repeatedly)—CHECK with SUsan
The map is being prepared.-DONE
 - Investigate what Harris Twp. pays Alpha for their services to monitor cisterns, etc. – No Boalsburg does in Harris. --DONE
 - The PC recommends requesting Upper Halfmoon Water Company to review hydrant flow rates.
Policy decision to be made by the Board.--DONE
 - The PC recommends UHWC will maintain records for flow and fire protection requirements.
Policy decision to be made by the Board. -DONE
4. Request to change the dates of the Planning Commission meetings scheduled for 20 September and 18 October to the 21 September and 19 October (the Wednesday after), due to the attendance of the Township Planner at American Planning Association professional conferences.—Approved and Township Clerk notice.

REPORTS

1. Township Planner/Centre Region Planning Agency

- a) The proposed amendments to the Halfmoon Township Official Map are scheduled for a public hearing at the 8 September BOS meeting. Will look at next meeting to see if they want to cancel first meeting in September since they are having meeting on 9/8/16 with BOS.

2. Commissioners

3. Chairman

ADJOURNMENT—8:26 pm