



**HALFMOON TOWNSHIP PLANNING COMMISSION**  
**MEETING ◦ TUESDAY – DECEMBER 05, 2017 ◦ 7:00 P.M.**  
***100 Municipal Lane, Port Matilda, PA 16870***

**PRESENT:** Bob Strouse Chair; Lorin Nauman; Jeff Martin Secretary; Mike Brown, Melissa Gartner, Jody Kluskiewicz, Alternate;

**OTHERS PRESENT:** Jim May CRPA; Barbara Hughes, Recording Secretary; Susan Steele, Halfmoon Township Manager; Doug Erickson, Patton Township Manager; Reed Moyer, Small Area Planning Committee; Michael Pratt, Keller Engineering Consultant; Mark Maloney, Land Manager; Andrew Watters, Sawmill Road Citizen;

**CALL TO ORDER** Bob Strouse called the meeting to order at 7:04 pm.

**PLEDGE OF ALLEGIANCE**

**ACTION ITEMS**

1. Approval of Minutes
  - Lorin Nauman motioned to approve the October 03, 2017 Minutes. Jeff Martin seconded the motion.
  - The August 01, 2017 Minutes Approval is on hold. It was discussed that Erika Ehley, former CRPA representative has those Minutes. Susan Steele, Township Manager will retrieve those for approval at a future meeting.
2. Subdivision of Gray's Woods Planned Community Open Space Lot #3

The Planning Commission reviewed and discussed concerns about the following proposed subdivision:

The applicant proposes to re-subdivide approximately 150 acres in the Gray's Woods Planned Community into a one parcel to create a permanent open space parcel. The parcel is located partially in Patton Township (104.8 acres) and partially in Halfmoon Township (44.9 acres). The portion of the parcel in Patton Township is currently part of the approved Gray's Woods Master Planned

Community. This re-subdivision will consolidate all the existing parcels into one parcel that will be owned by Patton Township, and be preserved as open space. There are no approved development plans on the Halfmoon Township portion of the parcel.

The portion of the parcel in Halfmoon Township is shown as Forestry on the approved Future Land Use Map in the approved Comprehensive Plan. The property is zoned A1 (Agriculture) on the Halfmoon Township Zoning Map. The proposed subdivision is consistent with the Comprehensive Plan and the Halfmoon Township Zoning Ordinance.

The parcel is expected to be purchased by Patton Township and utilized as permanent open space. Patton Township will use Chapter 110 "Open Space and Recreation Areas" of the Patton Township Code to prepare a series of management criteria for the parcel. The intent of the Open Space and Recreation Areas Chapter of the Patton Code is to *"...designate certain Township-owned properties as recreation areas, distinct from active parkland, and has acquired or is in possession of other certain open space properties specifically designated to be preserved from development as residential, commercial, industrial, or nonrecreational public uses. Recreation areas are intended to provide recreational opportunities, such as, but not limited to, hiking, nature enjoyment and cross-country skiing, that create minimal impacts on the natural landscape. Standards of conduct are provided to promote responsible use and enjoyment of these properties by residents and other users."* The Haugh Family Farm Open Space and the Patton Woods Natural Recreation Area are two areas currently include in this Chapter of the Patton Township Code.

Staff comments primarily revolved around how the open space will be managed, and the extent to which Halfmoon Township will participate in decisions relating such management. Specific comments are included on the attachments.

Attachments presented were:

- Application, Final Subdivision Plat, DEP Request for Planning Waiver and Non-Building Declaration.
- Staff Comment Letter dated November 14, 2017. The Municipal Engineer and Zoning Officer did not have any comments.

Lorin Naumman motioned to have the Planning Commission sign the Final/Record Subdivision and forward it with any comments to the Board of Supervisors for their signature. Jeff Martin seconded the motion.

3. Review of the Halfmoon Township Small Area Plan

The Planning Commission received an informational presentation from Mr. May. He provided an overview of the Small Area Plan document. The Small Area Plan Steering Committee reviewed that document at their meeting on November 20, 2017 and recommended that it be reviewed by the Planning Commission prior to review by the Board of Supervisors. The Plan includes an appendix with comments from residents provided at a Town Hall meeting on November 8, 2017.

No action was required. The Planning Commission was simply asked to continue to review the document, provide formal comments and make a recommendation to the Board of Supervisors at a future meeting.

Attachments provided can be found at the following link in the Dropbox Folder:

Planning Commission\2017\12 December 5:

<https://www.dropbox.com/sh/pa96px4a63wgysg/AABt094UJgkti1OdJllsEhOpa>

The titles of the documents are:

- Steering Committee recommended Small Area Plan
- Resident comments from the November 8, 2017 Town Hall meeting
- Summary of resident comments from the November 8, 2017 Town Hall meeting

**MATTER OF RECORD**

1. The next regularly scheduled Planning Commission meetings will be on:
  - January 03 Reorg Meeting, 2018.
  - Regular Meeting On January 16, 2018
2. Tentative items for the January 16, 2018 Planning Commission meeting include the organization meeting, which will include election of a chair and vice-chair, and a potential presentation by Mr. Mark Maloney regarding a potential rezoning in the Small Area Plan Study Area, and a request to review potential training topics in 2018.
3. The Small Area Plan Steering Committee held a meeting on November 20, 2017 to address comments from the Town Hall meeting on November 8, 2017.

## **PUBLIC COMMENT**

1. Mark Maloney addressed the PC and reported he had a revised plan and discussed the possibility of bringing in his consultant for the January 03, 2018 meeting. It was agreed that meeting would be for reorganization only. It was suggested that Mr. Maloney bring his Land Planner to a different future meeting.
2. The Township Manager addressed public concerns that they may not be given the opportunity to add comments and voice opinions about the Small Area Plan. It was reiterated that members of the public are invited to attend meetings and provide comment on any issues not already scheduled on the agenda. The public is encouraged to stay abreast of meeting dates, agendas and documents by using the township website and agenda "dropbox" links.

## **REPORTS**

1. Centre Regional Planning Commission – *Mr. Brown*  
Many great things going on but particularly worth noting:
  - Extension of a beneficial reuse of non-potable water line into College Harris for Mt. View Golf Course and Tussey Mountain Ski Slope
  - Kicking off a new website called "Drive Forward Centre County" to track the planning and money available for high speed highway access at I99 / I80 and 322 / 145
  - Mr. May interjected that COG is hiring sustainability planner employee to help leverage programs for municipalities, review ordinances regarding renewable energy, etc.
2. Halfmoon Township Open Space Board – *Mr. Nauman*  
No report - Reorganization meeting coming up. The 5 year review committee report will go to the supervisors sometime in February
3. Small Area Plan Steering Committee – *Mr. Strouse*  
Nothing to add

## **ADJOURNMENT**

Melissa Gartner motioned to adjourn the meeting. Lorin Nauman seconded the motion. Meeting was adjourned at 8:59 PM.