

**HALFMOON TOWNSHIP  
Planning Commission Meeting  
February 16, 2016**

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

Others Present: Jim May, CRPA, Tammy Terosky, Recording Secretary

Not Present: Bob Strauss

Citizens Present: Kevin Abbey

**1. Call to Order:**

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

**2. Citizens Comments:**

None

**3. Approval of Minutes:**

Mr. Little moved to approve the February 2, 2016 minutes. Mr. Nauman seconded. Vote in favor 6:0.

**4. Overview for the Official Map Agenda:**

The official map is a document that is used in a lot of municipalities to identify future public facilities. It is a way for property owners to identify where future development may take place. When a property owner comes in with a development plan, this map will show if there is something that the township wants to build on that property. A process may then begin with the property owner, and the township has one year from the time that they get approval of their development plan for their own plan. The map shows the township a plan for bikes, roadway alignments, etc. This is not formally committing the property owner or township to proceed with anything.

The map displays:

- The eastern end of the township new roadway alignments, trail connections, and a shared road
- Recently completed a regional bike plan from 550; boundary with Patton Township and farther
- Roads parallel to 550 between Houtz and Trotter Farms, with additional connections if the property in-between is developed
- Potential reservation of future facilities

The goal for the current meeting is for comments and suggestions. Then the PC is to recommend approval to the BOS which sends it out for review for a 45 day review period. The BOS holds a public hearing for acting upon formally for adoption.

Mr. Little questioned if in the PCV area the roadways are new. Mr. May stated that everything except the bike trail has been seen by the PC. It was on hold for at least 18 months, so some was done and had not moved forward at that time.

Regarding the Regional Bike Plan:

- Regional connections to connect more than one municipality. Also, if there should be a project by PennDOT, it would be shown as a bike facility and that will increase opportunity for grant funding, etc. For example, a bike path on Valley Vista down to Circleville Road.
- Even though the newest addition is the corridor for 550, the map hasn't been to the BOS yet.

Mr. Nauman questioned how the potential road right of way through the wildlife corridor will be affected.

Mr. Kevin Abbey from Clearwater Conservancy (CC) is present to review the official map:

- one of the changes from the adopted map and new map is in the existing map there is a spur that continues into the wildlife corridor, and the new map, it is removed.
- The wildlife corridor (in orange) is owned by Clearwater Conservancy.
- CC has been trying to acquire the land owned by the Taylor Trust, by either granting an easement to the property or selling to CC so as to widen the corridor from the barrens to Bald Eagle corridor.
- This area is rich for wildlife, and the Taylor property is a great corridor.
- Regarding the leg of Darrich Ct. Extension extending into the Taylor Trust: For the efficiency and integrity of the wildlife corridor, CC would like the PC to consider not adding the extra leg of the roadway (from Darrich Ct.) to widen the wildlife corridor.
- Currently negotiating the possible acquisition of the land.
- In terms of the bike path/pedestrian path, isn't a conflict for the wildlife corridor.
- Goal to connect the ridge to Scotia. Strong connection between CC and the township to make it work and strengthen it.

Mr. Little questioned how the implementation of the road will impact what CC wants to do .

Mr. Abbey stated that CC doesn't want a road to the wildlife corridor.

Mr. Nauman stated that if the Taylor property would be subdivided, it would give the properties both ways for ingress/egress.

Mrs. Gartner mentioned the request of getting on and off bikes and walking through the corridor, and how the distance would be doubled if CC acquires the land. Mr. Abbey responded that the impact would be minimal.

Mr. Nauman and Mr. May clarified that the lines on the map are not permanent. They are there to accommodate a change in the plans and that they are conceptual to point out that there should be two connections to 550.

Mr. Little stated three options to recommend to the BOS:

1. Approve as submitted
2. Approve with removal from the Taylor Trust
3. And/ or relocate the corridor through the the remaining property

Mr. Little made an action that PC approves official map as shown, with the note that if CC acquires the Taylor Trust property, Darrich Ct. Extension through that property will be removed. Mr. Nauman seconded. Approved 6:0. An official note to the supervisors will be provided.

Mr. Brown requested clarification within the minutes of the 2/2/16 meeting regarding the Burns property acreage. The word “remaining” will be added in **4. Consideration of Minor Subdivision of Lands, Pg. 1**, and shown as:

1. A note added to the plan with the total of 22.4 acres and 2 parcels of 20.4 acres *remaining*.

#### **5. Review of Proposed Commercial and Industrial Zoning District Changes:**

- General statements of intents were approved.
- Nothing further on the intent statements.
- Agreed to adapt the industrial, but needs to be written.
- Final zoning will have a 2 page ordinance.
- Next meeting will get them to where PC can go forward.
- Approve or finalize the commercial and industrial table.
- Ordinances should be in the mid-range of extremely defined or too generic.
- Various uses listed on table prepared by Ms. Gartner. Add the permitted uses in the table, based upon the table of Halfmoon Commercial and Industrial Land uses.
- Had eliminated depth to width ratio and minimum lot depth. propose to delete them again.
- Decided upon adopting the least restrictive number listed by other municipalities; the criteria and standards.
- Mr. May stated the need to have a rough draft concept of what the listening sessions will entail; Will discuss at next meeting.
- Mr. Little will send out final draft copies for the zoning districts.
- Ms. Kelley suggested to add some descriptors for horticulture vs. agriculture in the zoning descriptors to help people limit them to a small scale.

#### **6. Reports:**

##### **Work Program:**

Nothing to be addressed.

##### **Board of Supervisors Update:**

Approved Burns subdivision and notes were approved. Payments would be paid at the time the recording of the new deed be issued.

##### **Zoning Officer Report:**

Nothing to be addressed.

##### **Open Space Update:**

- The Solicitor was there reviewing the 10% option on the preservation properties. Currently must have 60+ acres for subdivision.
- The potential Ag Zoning change would influence owners with 60-100 acres. Try to provide provision for property owners who may be affected by the change. Once the zoning changes, the zoning will trump any prior ordinance. Open space won't be a priority to the zoning change.
- As Ag Zoning changes go forward, there may be a few properties which may want to exercise the option or a window for a time for the zoning changes. For example, to take out their 10%

before the zoning has been changed. If people find out after the fact that they can't take out their 10%, it will be an issue, if it has not been made transparent.

**CRPC Report:**

- Mr. May informed CRPC there may be a need to redo the sign.
- The township may want to reconsider what signs are allowed for advertising, etc.

**7. Matter of Record:**

The next meeting of the Planning Commission will be on March 1, 2016 and will include discussions on:

- Making sure all zoning changes are up to date
- Look at the draft listening session document
- Have the zoning R1, R2, Ag, Ag residential, Industrial/Commercial planned community district: have the ordinances finalized and send to zoning officer and solicitor. One last review to make sure the PC is comfortable with what is being proposed.

**8. Adjournment:**

Mr. Nauman moved to adjourn; Ms. Kelley seconded. Vote in favor was 6:0.  
This meeting was adjourned at 8:27 P.M.

Respectfully submitted,  
Tammy Terosky  
Recording Secretary

Take residential wind turbine out of commercial and industrial, because it isn't a residential zone.

- He may say it

Lorin – attorney suggested not getting too specific, because p

**Action**

**Attachments**

**Next steps**

**Reports**

**9. Work program**

- Nothing to be addressed.

**11. Board of Supervisors Update:**

- Need to schedule a DRI

**12. Zoning Officer report:**

- Wilson-burns plan next meet
- CRPC month

**13. Open Space update:**

**CRPC**

**14. Matter of Record:**

The next meeting of the Planning Commission will be on February 2, 2016 and will include discussions on:

**Adjournment**

Mr. Nauman moved to adjourn; Mr. Brown seconded. Vote in favor was 7:0

This meeting was adjourned at 8:32 P.M.

Respectfully submitted,  
Tammy Terosky  
Recording Secretary