



HALFMOON TOWNSHIP PLANNING COMMISSION**MEETING MINUTES****TUESDAY – February 20, 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; Leah Davis, Vice Chair; Jeff Martin, Secretary; Sam Buckley; Andrew Meehan, Alternate; Regina Villarreal, Alternate.

ABSENT

Joe Soloski; Jody McCloskey

OTHERS ATTENDING

Jim May, CRPA; Michael Patroski, CRPA; Susan Steele, Halfmoon Township Manager; Barbara Hughes, Recording Secretary; Mark Stevenson, BOS; Bob Strouse, BOS.

CITIZENS ATTENDING

Andrew Watters; Mark Maloney; Jason Coopey.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

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

ACTION ITEMS**1. Approval of Minutes**

Minutes from the previous regularly scheduled meeting of the Planning Commission, held on February 6, 2018 will be voted on at the 06 March 2018 meeting.

2. Appoint Planning Commission Member

The Board of Supervisors requested that the Planning Commission make a recommendation as to a new member to take over Mike Browns position from the two alternates currently serving. Sam Buckley motioned to appoint Andrew Meehan to the Planning Commission as a new member. Jeff Martin seconded the motion. All were in favor.

3. **2018 Meeting Date Changes**

PC Meetings	Joint Meetings with BOS
Cancel March 20	March 22 - Rural Preservation District The PC is invited to sit in at a work session
Cancel April 17	April 26 - Small Area Plan The PC is invited to sit in at a work session
Cancel November 6	

*The Township Clerk will advertise meeting dates.

- Jeff Martin motioned to approve the meeting date changes. Sam Buckley seconded the motion. All were in favor.
- **NOTE:** Susan Steele will offer a quick RPD review of the presentation that the staff gave to the Board of Supervisors at the upcoming March 06,2018 meeting.

4. **Halfmoon Township Planning Commission Bylaws**

Article VIII. Order Of Business;

The Chair has requested moving Section H. Committee Reports earlier in the meeting agenda. This will not require a revision to current bylaws.

Jeff Martin motioned to approve the Chair’s suggestion to the “Order Of Business”.
Sam

Buckley seconded the motion. All were in favor.

Attachments:

https://www.dropbox.com/s/bnwfu6su4fr648l/Att%203%20%20HTPC_Bylaws%20081616_Draft.pdf?dl=0

INFORMATION ITEMS

1. **Development of Regional Impact Presentation**

Mr. Patroski presented an overview of a timeline and process for DRI (Development of Regional Impact) and Growth Boundary Expansion. He defined a 7-step timeline of the processes involved, noting how other Centre Region governing bodies would also be involved.

Mr. May offered an explanation of the Centre Region Comprehensive Plan and the Centre Region Act 537 Plan regarding growth.

Attachment 1

Halfmoon Township Planning Commission- Development of Regional Impact. (In the Dropbox Folder Planning Commission/2018/February 20, at the following link:

<https://www.dropbox.com/s/kigl76kb0y5jgz5/Development%20of%20Regional%20Impact%20%28DRI%29%20and.pptx?dl=0>

Questions, comments and discussions centered on:

- UJA capacity and willingness to provide service to the mixed use area
- Realistic estimates of dwelling units proposed for the development before applying to the UJA to expand the SSA
- Who is responsible for the impact study
- Requirements for bordering properties, specifically Sawmill Rd., to join the UJA
- Availability of previous DRI Plans and cost analyses to use as learning tools
- Cost to Township residents for future studies and submissions during the process
- Phases of development possibilities for Halfmoon Acres / Grays Woods expansion
- Citizens can watch for “dropbox” links included on the meeting Agendas
- Possible zoning change requirements

REPORTS

1. Centre Regional Planning Commission
Mike Brown did not attend so Mr. May reported. It was an organizational meeting with 2 overview presentations. Also, a rezoning case was heard for the Rutgers Property on College Avenue in College.
2. Halfmoon Township Open Space Board
Mr. Nauman reported the Board will have their first meeting on April 4th, 2018.
3. Board of Supervisors/Manager Report
Ms. Steele reported she will be taking the 5 Year Open Space Board Review and Audit to the Supervisors in March.

MATTER OF RECORD

1. The Planning Commission will provide staff with their “Initial Review Comments of the Proposed Small Area Plan” in preparation of the BOS work session.
2. The next regularly scheduled Planning Commission meeting is on 06 March, 2018
3. Leah Davis motioned to appoint Andrew Meehan as the Halfmoon Township 2018 Centre Regional Planning Commission representative. Sam Buckley seconded the motion. All were in favor.

ADJOURNMENT

8:33 PM. The Chairman called for a motion to adjourn the meeting. Leah Davis motioned to adjourn the meeting. Sam Buckley seconded the motion. All were in favor.

