



HALFMOON TOWNSHIP PLANNING COMMISSION

1776 Halfmoon Valley Road, Port Matilda, PA 16870

MEETING AGENDA ◦ TUESDAY - JUNE 21, 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

May 17, 2016 Planning Commission Meeting Minutes (Attachment 1)

PUBLIC HEARINGS

None

DISCUSSION ITEMS

1. Consideration by the Commission to adopt bylaws in accordance with parliamentary procedure.

Bylaws enable members to determine what rules they can all agree with and abide by, and yet allow the members to make changes when the organization grows and changes. These rules ensure stability, continuity, and structure. Good bylaws alone do not make an effective organization; they are an outline of its structure. However, suitable bylaws are considered necessary to enable an organization to function well. It is important that bylaws are custom made to fit each individual organization.

Local examples of bylaws, including CRPC and Harris Township, have been attached (Attachments 2 and 3).

INFORMATIONAL ITEMS

1. The Commission directed that the Fire Regulations be brought back in August. Included in the request for information was a legal review of the codification process which omitted the four lot exemption.

The directive is that the current Code does not include the exemption and that the Commission should decide whether the four lot exemption should be incorporated into the proposed amendments at the time of consideration.

ACTION ITEMS

1. Houtz Development Plan

The initial submission of the Houtz Development Plan, which was submitted to the Township on 5 May 2016, has been attached (Attachment 4). The submission includes the proposed development plan, application and the Stormwater Management Report.

There were significant comments from staff, which were discussed in person at a meeting with the applicant and professional on 20 May 2016, in accordance with Code Section 215-7. A resubmittal addressing staff comments is anticipated prior to the 21 June 2016 meeting. Staff will be prepared to present the original comments if a resubmittal is not received.

The proposal is for an expansion of a storage unit facility located at 26 TLD Circle (Attachment 5 - Aerial Location Map). The proposed expansion includes three additional buildings, totaling approximately 11,700 square feet. The property is zoned Light Industrial.

Please review the submittal and, in accordance with Section 215-7 (D), the Planning Commission shall notify the Township Supervisors, in writing, of any recommended action, changes or modifications to the plan after such decision is made.

If review by the Township Planning Commission results in an unfavorable recommendation because the requirements of this chapter have not been met, notification to the Township Board of Supervisors should specify the defects found in the plan and describe the requirements which have not been met and should cite the provisions of this chapter from which such defects or requirements originate.

Time Limit: PC 19 July 2016 Meeting/ BOS 28 July 2016 Meeting.

REPORTS

1. Planner/Centre Region Planning Agency

a) The proposed amendments to the Halfmoon Township Official Map received a recommendation of approval at the Centre Region Planning Commission meeting on 2 June 2016. The BOS will be scheduling the item for a public hearing at the 14 July 2016 meeting.

2. Commissioners

3. Chairman

ADJOURNMENT