

**HALFMOON TOWNSHIP
Planning Commission Meeting
November 15, 2016**

Present: Jason Little, Chairman; Melissa Gartner; Jeff Martin and Bob Strouse

Others Present: Erica Ehly, CRPA; Tammy Terosky, Recording Secretary; Susan Steele, Township Manager

Not Present: Lorin Nauman; Mike Brown and Kathy Kelley

Citizens Present:

None

1. Call to Order:

Mr. Little called the meeting to order at 7:02 P.M.

2. Determination of a Quorum:

3. Pledge of Allegiance:

4. Declarations of Disqualification:

None

5. Citizen Comment:

None

6. Approval of Minutes:

September 21, 2016 Planning Commission Meeting Minutes; Mr. Strouse motioned to approve the minutes, Mr. Martin seconded. Vote was unanimous.

7. Public Hearings:

None

8. Action and Discussion Items:

Proposed Amendments to the Township Fire Regulations – Review comments made by the Township Solicitor.

- Goal for tonight is to review the solicitor's comments.
- The fire chief doesn't have to sign off on township codes or development plans. They do not want the responsibility that comes with approving fire regulation issues.
- They do review the development plans, but do not sign off on it.

PC Recommendations/Township Planner Comments/Township Solicitor Comments:

Maintaining inventory of flow rates by Halfmoon Water Company or other source.

- o Recommend that the developer has to be responsible for obtaining the accurate and complete information.

Recommend maintaining inventory of flow rates by Halfmoon Water Company or other source.

- o Same recommendation.

Eliminate requirement for water storage system. Recommend that water storage systems are sited properly, maintained and annually inspected so that they are considered reliable. Recommend preparation and update of mapped locations.

- o Options: A land developer can provide adequate fire suppression/water supply through fire hydrants with adequate flow and/or automatic fire sprinkler systems. Cisterns may be allowed, but to put the onus of inspection on the landowner. The report submitted to the township would have criteria as to what must be included in the contents.

Fire protection questions go to fire chiefs, not Centre Region fire administrator, responders are local fire chiefs sending to Centre Region is another layer.

- o Do not remove the administrator but leave it as is.

The street must meet the requirements of the ordinance as set forth in the Section 215-16E.

- o Recommend keeping the requirements as it is.

Reduce flow requirements for one and two family developments.

- o Recommend maintaining best practices identified in fire code. Keep the waivers in.

One and two family dwelling must be sprinklered if needed fire flow from hydrants is not met – higher density requires more water.

- o Same as previously, with options.

Eliminate need for 10% deficiency exception for reduced fire flow from hydrants.

- o Recommend following NFPA recommendations and no exceptions at the township level.

9. Reports:

Township Planner/Centre Region Planning Agency:

- a) Application - Vaux Subdivision
- b) Small Area Plan – Public Meeting 16 November 2016
- c) RPD Amendments – The BOC will schedule a public hearing at a meeting in early 2017
- d) The 2017 annual conference of the Pennsylvania Chapter of the American Planning Association will be held in State College. The conference generally takes place Sunday through Tuesday.

Commissioners:

Supervisors interviewed three people for replacement for Mr. Little. One was chosen with two alternates.

10. Matters of Record and Adjournment:

Mr. Strouse will host the annual PC Christmas party on December 6, 2016.

Ms. Gartner moved to hold a holiday party and cancel the December meetings. Mr. Strouse seconded. Vote was unanimous.

The PC thanks Mr. Little for his years of service.

Meeting was adjourned at 8:36 PM.

Respectfully submitted,
 Tammy Terosky
 Recording Secretary

