



**HALFMOON TOWNSHIP PLANNING COMMISSION MEETING ◦  
TUESDAY – OCTOBER 3, 2017 ◦ 7:00 P.M.**

*100 Municipal Lane, Port Matilda, PA 16870*

**ATTENDANCE**

**Present:** Bob Strouse Chair; Leah Davis Co-Chair, Jeff Martin Secretary; Lorin Nauman; Jody Kluskiewicz Alternate

**Others Present:** Jim May Centre Regional Planning Agency; Barbara Hughes Recording Secretary; Susan Steele, Township Manager

**Not Present:** Melissa Gartner; Michael Brown; Sam Buckley, Alternate Joe Soloski

**Citizens Present:** Peter Hall, Kathy Henry

**CALL TO ORDER**

Bob Strouse called the meeting to order at 7:02 P.M.

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENT**

None

**ACTION ITEMS**

1. Approval of Minutes  
**Action:** Minutes from the August 01-2017 meeting will be approved at the following next meeting
2. Final/Record Subdivision and Replot of Lands of Thomas Hall and Cynthia Hall – Review and consider recommending approval of the proposed subdivision to the Board of Supervisors.

**Action:** Lorin Nauman motioned to have the Planning Commission sign the Thomas Hall and Cynthia Hall Final/Record Subdivision and forward it to the Board of Supervisors for their signature.

**Note:**

The application proposes to subdivide parcel 17-4-27, totaling 99.90 acres, into Lot 2, totaling 11.95, and Lot 3, totaling 87.52 acres. Additionally, .43 acres from parcel 17-4-27 is being allocated to parcel 17-4-27A, Lot 1, to create Lot1R, totaling 1.66 acres.

Lot 1R will contain an existing single-family home. The allocation of the .43 acres is to contain the on-site septic field within the lot boundaries; it is currently located on parcel 17-4-27 (portion to become Lot 3). Lot 2 is proposed to contain a single-family home. Access to Lot 2 will be on Smith Road, provided via private easement. Lot 3 will remain in agricultural use.

All staff comments have been adequately addressed.

Attachments –

1. Application (including Final/Record Subdivision Plan. Sewage Planning Module is in the 08 AUG 3 folder. (In the Dropbox Folder Planning Commission\2017\10 October 3, at the following link:  
<https://www.dropbox.com/sh/pa96px4a63wgysg/AAC7D3pgHDzM01y2IzNxNnNxa/2017/10%20October%203/Final%20-%20Record%20Subdivision?dl=0>

## INFORMATION ITEMS

1. Comprehensive Planning the Centre Region and Halfmoon Township  
Mr. May offered a presentation regarding the role of comprehensive planning.

In the Planning Commission drop box folder dated 10 October 3 found within the 2017 folder is a Workshop Summary derived from a citizens goals survey dated March 17 2010. Follow the link:

<https://www.dropbox.com/sh/pa96px4a63wgysg/AACUCRT2TYQgM59nqDoCtblta/2017/10%20October%203/Comprehensive%20Plan?dl=0&preview=Comprehensive+Plan+Issues.pdf>

The Citizens' goals survey is a small area plan mixed with a comprehensive plan that is strictly a guide, not a regulatory plan.

2. The Centre Region has a multi-municipal comprehensive plan that provides guidance for the six Centre Region municipalities in terms of planning for land use, transportation, environmental protection, and other issues in the Centre Region.

Mr. May will provide some background on comprehensive planning and how the Township fits into the Centre Region Comprehensive Plan.

Attachments – 1. Introduction to the Comprehensive Plan (In the Dropbox Folder Planning Commission\2017\10 October 3, at the following link:

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

## **REPORTS**

1. Centre Regional Planning Commission – *Mr. Brown was absent so Jim May discussed the Harner Farm Project that was reported about and the University Joint Authority aerator discharge for Mt. View Country Club.*
2. Halfmoon Township Open Space Board – *Mr. Nauman wetlands walk through - no new applications*
3. Small Area Plan Steering Committee – *Mr. Strouse - town hall meeting for Nov 8 2017*

## **MATTER OF RECORD**

1. The next regularly scheduled Planning Commission meeting is TBD
2. Nov 7 is canceled due to voting
3. First week in December 05 meeting scheduled
4. The Small Area Plan Steering Committee will conduct a Town Hall meeting will be on November 8, 2017 to receive public comments on the draft Small Area Plan at Way's Fruit Farm

**ADJOURNMENT** *Leah Davis motioned to adjourn. Lorin Nauman seconded the motion.*