



HALFMOON TOWNSHIP PLANNING COMMISSION

MEETING ◦ TUESDAY – AUGUST 21, 2018 ◦ 7:00 P.M.

100 Municipal Lane, Port Matilda, PA 16870

ATTENDANCE

Lorin Nauman, Chair; Leah Davis, Vice-Chair; Jeff Martin, Secretary; Regina Villarreal, Alternate; Mike Brown

OTHERS ATTENDING

Michael Patroski, CRPA; Susan Steele, Halfmoon Township Manager; Ben Pisoni, Upper Halfmoon Water Company

CALL TO ORDER

7 PM. Lorin Nauman, Chairman, called the meeting to order.

PLEDGE OF ALLEGIANCE

ACTION ITEMS

1. Approval of Minutes (From previous meeting held on April 3)
 - a. Lorin Nauman motioned to approve the April 3, 2018 minutes, Leah Davis seconded the motion.
2. Minor Subdivision Plans of Lands of John S Krajcovic and Melissa M Krajcovic
 - a. Final approval to subdivide the existing 12.56 acre lot (zoned R-1) into two lots, with new Lot = 1.59 acres and the original = 10.97 acres. Plan already reviewed by CRPA, Township Zoning Officer, and Engineer.
 - b. Lorin Nauman motioned to approve plan and send to Township Supervisors. Leah Davis seconded the motion. Plan approved.

DISCUSSION ITEMS

1. Upper Halfmoon Water Company presentation by Ben Pisoni

The water company currently serves about 600 homes. They have 2 large wells (one on Shannelly Rd and one on Tow Hill Rd) that output approximately 400 gallons/minute. They also have some smaller wells within the township. They have two holding tanks (one behind the municipal building that can hold 54,000 gallons and one on Tow Hill Rd that can hold over 400,000 gallons).

Average usage is 135,000 gallons/day. Maximum usage (based on permit) is 207,000 gallons/day. Maximum well (water) capacity is 1000 homes. Note: can handle growth in the township.

Area served: basically from Houtz lane to Winesap/McIntosh roads for North and South. There is an 8" main line from Houtz Lane to Winesap and McIntosh Roads along 550. There is also an 8"

main line along Smith Rd to Centennial. Last year an 8" line installed on Cornfield Lane.

Water treatment: only chlorination. Each pump house contains a chlorination system (no fluorine)

There are many private wells in the township. The number of people using a private well must stay below a certain number to be below DEP approval process.

2. Final Subdivision and Land Management Plan for Gray's Woods Planned Community: Phase 6 section A

In the final plan, Patton township relocated a stormwater retention area and since Halfmoon is an adjacent municipality, it must review and comment on the change. Original plan approved 4 years ago.

No comments or concerns

3. Rural Preservation Design Standards Presentation by Michael Patroski

- a. Lots are either neighborhood or country
- b. zoning laws: Section 255-13 5.a.3
- c. lots 10 acres or larger, can be divided into a maximum of 4 lots
- d. lots less than 10 acres, cannot be divided
- e. Subdividing existing land is determined by a yield plan
- f. Bulk development laws/regulations date back to 1996 see Section 215-24 A
Bulk yield development plan states the number of houses determined by sewage system (# of perks) and stormwater management
- g. Section 215-24 2 is conservation
- h. Section 215-24 D combination of old laws
- i. Open Land means no homes on the property but can be developed in terms of roads. This is different from "Open Space"
- j. Plan: want more clustering of development so there would be more Open Space
- k. 4 lot exemption rule. Lots can be divided into 4 parcels. This was originally created for farmers – but now used by developers
- l. No private roads – when land is considered for development, Developer must make/pay for public roads. This would deter development as they would analyze and react earlier before any development begins. Big Change.

REPORTS

1. Centre Regional Planning (Mike Patroski)
DRI (Development Review Implementation) report lining up. School and transportation impacts from development will be addressed in September for a better understanding.
2. Halfmoon Township Open Space Board (Lorin Nauman)
No meeting
3. Board of Supervisors/Managers Report (Susan Steele)
trying to simplify and have more standard format. 8-9 pages. Land use in "legal" hands

(Attorneys). For the SAP (Small Area Plan) there is an approved map. DRI is lining up.

4. Centre Region Planning Agency report (Mike Patroski)

Affordable housing concerns in Centre region. Halfmoon had no language on affordable housing (the only township with none). Some townships have language (Harris, Patton) regarding affordable housing. Every municipality has different ordinances.

ADJOURNMENT

7:50 pm. Chairman called the for a motion to adjourn the meeting. The motion was approved.