



**HALFMOON TOWNSHIP PLANNING COMMISSION**  
**MEETING MINUTES ◦ TUESDAY – JANUARY 8, 2019 ◦ 7:00 P.M.**  
*100 Municipal Lane, Port Matilda, PA 16870*

**In attendance:** Andrew Meehan, Jeff Martin, Leah Davis, Loren Nauman, Regina Villareal,

**Others attending:** Susan Steele (Halfmoon Township Manager), Jim May (CRPA)

### **Call to Order**

6:59pm Susan Steele, called meeting to order.

### **Noteworthy:**

- Municipal building: building renovation is almost complete and the meeting room will have various township maps on the walls.
- Michael Patroski left his position with CRPA (Centre Region Planning Agency)
- Jodi Kluskiewicz resigned from the Planning Commission
- Regina Villareal (Alternate) asked to become a voting member of the commission to replace Jodi
- Planning Commission will reach out to Mark Paget (alternate) about becoming a voting member of the Commission

### **Planning Commission Reorganization**

- a. Appointment of Chair of the Planning Commission (Mr. Nauman served as Chair in 2018) Ms. Davis nominates Mr. Nauman, seconded, approved. Mr. Nauman continues as Chair for 2019
- b. Appointment of Vice-chair of Planning Commission (Ms. Davis served as Vice Chair in 2018) Mr. Meehan nominated, seconded, approved. Mr. Meehan is the new Vice-chair for 2019
- c. Appointment of Secretary of the planning Commission (Mr. Martin served as Secretary in 2018) Mr. Martin accepts position for 2019.
- d. Appointment of representative and alternation to the Centre Regional Planning Commission (Mr. Meehan was the CRPC representative for 2018) Mr. Meehan will continue as representative to CRPC.
- e. Appointment of representative to the Township Open Space Board (Mr. Nauman was the representative in 2018) Mr. Nauman will continue as representative for Township Open Space Board.

### **Citizen Comments**

There were no citizen comments.

### **Meeting Date Approval for 2019**

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Meeting dates of the Halfmoon Planning Commission are the first and third Tuesday of the month at 7 pm.

Dates:

- January 8, 22
- February 5, 19
- March 5, 19
- April 2, 16
- May 7 (14), 21 (**please note May meetings will be advertised for May 7 and May 14**)
- June 4, 18
- July 2, 16
- August 6, 20
- September 3, 17
- October 1, 15
- November 5 (12), 19
- December 3, 17

Exceptions (rescheduling):

- May 7 (primary/special election day) moved to May 14 (**please note that the primary was incorrectly noted as May 7, it is actually May 21, meeting scheduled for May 7 and May 14**)
- November 5 (general elections day) moved to November 12th

**Motion:** Mr. Nauman moved to approve Meeting Dates, seconded, all approve. Motion carried.

## Action Items

### Approval of Minutes

Note: people could not find the old minutes in Dropbox. The information was not organized. Mr. May has created a 2019 folder and will organize all meeting minutes by date.

**Motion:** Mr. Nauman moved to approve minutes of July 24 special meeting and August 21 meeting as is. Seconded, all approve. Motion carried.

## Reports

- a. Centre Region Planning Commission (by Mr. Meehan)  
Ferguson township is developing an overlay map for water protection (probably originating from the Toll Brothers proposed development). This will be an Amendment to the Grays Woods Master Plan.
- b. Halfmoon Township Open Space Board (by Mr. Nauman)  
The board met in November and discussed the 5-year review of Open Space. The December 5<sup>th</sup> meeting included members from outside programs to discuss a permanent easement.
- c. Board of Supervisors/manager report (by Ms. Steele)  
Reorganization meeting held Monday January 7<sup>th</sup>.
  - Reworking the SALDO (Subdivision and Land Development Ordinances) and Rezoning plan. Will look at rezoning districts; discussion at the April meeting before going to Centre region.

- SAP (Small Area Plan) draft complete.
  - Village Zoning District (Downtown Stormstown) current planning document is not practical and being contested. Planning Commission will correct.
  - Need for Work Plan for Supervisors. Goals is to make the halfmoon regulations black and white, by following the Codes to prevent problems in the future.
  - Fire Suppression Regulations. Mr. Nauman mentioned fire regulations in a current case (Towhill Rd.) and dealing with dead end roads. Must make sure there is enough water for all homes on the road.
  - No more private roads. Morris Rd. issue.
- d. Centre Regional Planning Agency Report (by Mr. May)
- The open position closes Friday and only a few applicants.
- Other issues:
- Seeing an increase in land preservation and conservancy from Penn State (Toll Brothers controversy?)
  - Seeing an increase in growth in the Borough. Planning a bus tour for Supervisors in the spring to see things that are going on (new student housing)
  - With the number of (Penn State) students staying the same, how is new student housing impacting old buildings?
  - Peer-to-Peer regular meeting has last fall.
  - UAJA, Water Authority and Stormwater want to break down silos and work together. Ferguson Township is starting a stormwater commission
  - UAJA is looking at the Grays Woods area pump stations
  - Multiple groups (including UAJA, Water Authority, State Police and the State College School District) will be involved in our land development plan.
  - CRPA staff are filling in to work on our plans until a replacement is in place.

## **Matter of Record**

The next regularly scheduled Planning Commission meeting is on January 22. Tentative items for the meeting include: recommendation on the Shears Subdivision and follow up to the October 4, 2018 Center Planning Commission (CRCP) Peer-to-Peer Regional Planning Seminar.

## **Adjournment**

Meeting Adjourned by Mr. Nauman at 7:51pm.