



**HALFMOON TOWNSHIP PLANNING COMMISSION**  
**MEETING MINUTES ° TUESDAY – March 19, 2019 ° 7:00 P.M.**  
*100 Municipal Lane, Port Matilda, PA 16870*

**In attendance:** Lorin Nauman, Andrew Meehan, Leah Davis, Joe Soloski,

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

## Call to order

7:01pm Lorin Nauman called the meeting to order.

## Action Items

### **Approval of Minutes**

Motion: Mr. Soloski moved to approve minutes of the January 22, 2019 meeting as is. Motion was seconded by Mr. Meehan and the minutes were passed as is.

## Discussion Items

### **A. Proposed Amendment to the Village Zoning District**

Background: At its meeting on March 14, 2019, the Township Board of Supervisors referred the Village Zoning District (VZD) to the Planning Commission to prepare recommended amendments to the district. During this process the Planning Commission should develop recommended changes and keep the public and the Board of Supervisors informed of the recommended changes. It is anticipated that the Planning Commission will provide periodic updates to the Board during this process.

The Board discussed several components that they would like the Planning Commission to consider in the process:

- Continue some level of mixed use that includes provisions for small commercial and office development
- Do not allow industrial uses
- Maintain residential density at about the same level
- Consider some design standards that keep the small town and village feel of existing development along State Route 550

Commission was given the following items:

- Village Zoning District (VZD) Regulations memorandum that was sent to the Board of Supervisors, dated March 14, 2019
- Village Zoning District Map

Action: Planning Commission should provide any initial feedback on suggested changes to the VZD.

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Discussion:

Ms. Steele stated that the VZD would be enforced from the ground up, but landscapes cannot be enforced because the township does not have the staff to do so.

Looking for consistency overall. Discussion topic items include:

- Set backs
- Parking
- Sewer/septic – what about existing lots with septic that want to subdivide?
- Land use: Mixed use

What do the Supervisors want?

- Supervisors want mixed use, single family dwellings, but no industry.
- No setbacks
- No sewer

CRPS wants to narrow the Village Zoning District (see map). CRPA has developed general guidelines (see handout), Commission should review these.

The initial VZD was designed in 2014 for developers, but it fell through and never moved forward.

Questions

1. Size – does the Planning Commission want to modify the size of the VZD? Key areas include:
  - Behind Brothers Pizza
  - Around the Church
2. Standards – currently not defined well enough, need clarification
  - \*expect questions on standards to come up from the public.
  - \* This is a hot top as currently it has no meat to it
  - Commercial Issues: parking, sewer, setbacks
3. Changing land use.
  - Commission considering changing the land near Ways Fruit Farm to C1 (commercial/Mixed use)
  - Any land within the VZD with existing houses should be R1 (residential)
  - Change of use permit – for someone who wants to change their home residence (R1) to a business. By having a Code of Use statement, township can deal with complaints. Statement will need to have standards and code to follow
  
  - There are three levels of business impact: 1. No impact (homebased business that does not impact neighbors) 2. Low impact 3. Negative impact
4. Open Space requirements?
5. Community on lot system (COLS). Means that up to 15 residences can be on 1 lot system. This is currently in the ordinance. Remove?

Mr. Nauman and Ms. Steele agree that the best approach is to repeal the existing plan and start new. The Commission members have asked CRPA to redefine the VZD map. Mr. May will revise the map and

bring new map to the next Planning Commission meeting. What was presented has given the Commission direction, but we need to think about what the citizens would say.

Halfmoon Ordinances:

**VZD** (Village District Zone) – development in the designated area of Stormstown along 550

**SALDO** (Subdivision and Land Development ordinance) – explains what subdivisions must be done once the lots are sold and the building begins. Provides guidelines on lot sizes, drainage, roads, sewer/septic and public access in Halfmoon township. Zoning is based on the individual lot

Reports

**Centre Regional Planning Commission (CRPC)** - (Mr. Meehan)

Patton township is reviewing screening (for commercial buildings) Developing a Metropolitan plan for the future (building and traffic)

**Halfmoon Township Open Space Board** - (Mr. Nauman)

No meeting. Waiting for Solicitor. County Ag/farm land and timberland programs for open space. Look at purchases over leases

**Board of Supervisors/Manager Report** - (Ms. Steele)

Still in Shock over DRI.

DRI is on hold. Thought: to have small group public discussions to develop ideas/questions.

Small Area Plan was approved (no private roads, 50% open space)

Comment: Current regulations on home occupancy states that every home can add an extra building of 1000 sq.ft or less (Guest house), which could be rented.

**Centre Regional Planning Agency Report (CRPA)** – Mr. May

Readvertising the planner position

Note: committee should watch/review CNET meetings

Meeting adjourned at 8:57pm. Mr. Nauman called for a motion to adjourn, Mr. Soloski seconded.