



HALFMOON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES ◦ TUESDAY – April 16, 2019 ◦ 7:00 P.M.
100 Municipal Lane, Port Matilda, PA 16870

In attendance: Lorin Nauman, Andrew Meehan, Mark Paget, Regina Villarreal

Others attending: Jim May (CRPA)

Call to order

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

Action Items

Approval of Minutes

Motion: Mr. Meehan moved to approve minutes of the April 2, 2019 meeting as is. Motion was seconded by Mr. Paget and the minutes were passed as is.

Notify the Board of Supervisors of a vacancy on the Planning Commission

Leah Davis submitted her resignation from the Planning Commission earlier in April and Mr. Nauman will notify Board of Supervisors of this vacancy and request appointment to the Planning Commission for the remainder of Ms. Davis' term, which ends in December 2020. Mr. Paget, who is an alternate, was asked if he is interested in the vacancy. Mr. Paget expressed interest. Mr. Nauman will move forward and will contact Ms. Steele to add this topic item to the next Board of Supervisors agenda.

Request that Township staff recruit Township residents to serve as potential members of the Planning Commission.

Township should place a call out to residents who are interested in serving on the Planning Commission. When enough potential members have been recruited, The Planning Commission should forward a list to the Board of Supervisors and request that the Board appoint up to three alternates to the Planning Commission.

Board of Supervisors' review of "Home Occupations" .

The Board may refer the Home Occupation Ordinance to the Planning Commission for review and comment. Board is looking at Commercial vs. Home Occupation businesses. Mr. Nauman suggested that the Commission review the Boards' meeting notes to see what they are working on (a draft is being developed). Mr. Nauman will talk to Ms. Steele about the notes.

Discussion Items

A. Continued Discussion - Proposed Amendment to the Village Zoning District

Mr. May provided a table of current allowable uses in the VZD, a list of proposed land uses, draft village residential and commercial concepts, and draft VZD maps.

Planning Commission Thoughts:

- Have the Commercial district on the east side of Stormstown (between Halfmoon Christian Fellowship church and Brothers Pizza) because of the frontage on to 550. This is the only area in the VZD where new construction feasibly can occur. This area is approximately 40 acres.
- Keep a traditional look to buildings
- New construction would be wood frame construction and follow the zoning guidelines the township has in place (height, setback, appearance, maximum gross floor area). *see current zoning for Halfmoon township (255 attachment 6) – minimum lot size for new construction is 1 acre (1/2 acre lots are non-conforming, but grandfathered in). Minimum acreage for on-lot septic is 1 acre.
- The frontage look of new construction is important.
- No private roads or shared driveways
- Mr. Mays will develop draft to review

Planning Commission in agreement that the commercial district should be along 550 with residential lots behind it.

In the Halfmoon Township proposed land uses by zoning district, Planning Commission would like to remove “Forestry activities” from permitted uses in the Village Zoning District.

Regional Planning District (RPD) states that 50% of development should be open space. This is bad for the Village Zoning District (VZD). Suggest removing VZD from the RPD. Possibly use a ‘park’ as a substitute.

Draft Map of Village Zoning District, changes –

- Change boundary north of 550. Randall road should stay residential as well as land along Houtz lane. This is especially important because of existing homes and Houtz lane is one way.
- Narrow the boundary south of 550.

Mr. Nauman talked to Ed Brown, who owns the property on 550 and Ira Lane intersection, about the Village District because his land is included in the original district. Mr. Brown has no issues with the VZD.

Zoning for Halfmoon township (255 attachment 6) –

- Two family dwellings or Multi-family – what should be the maximum building coverage? Currently 35%. This figure does not include porches. What about number of vehicles at a dwelling?
- New construction should have a minimum lot size of 1 acre
- Single stand-alone businesses (retail, studios, galleries, service shops, professional offices) should stay at a maximum of 5,000 sq. ft.
- Eliminate “Forestry activity”.
- Mixed use structure is currently a maximum of 10,000 sq. ft. There is a need to tighten up the definition of mixed use.

- Mr. Nauman questioned “permitted” vs. “conditional” uses. Should there be changes?

Water Source in the VZD -

Can we require public water and eliminate the drilling of new wells? Trotter farms is given as a good example of “problems” which can occur. Phase I well ran out of water, Phase 2 well had to be used.

FAQ Document -

Mr. May developed a draft FAQ document. Planning Commission will review and respond at the next meeting.

Reports

Centre Regional Planning Commission (CRPC) – Mr. Meehan

No meeting

Halfmoon Township Open Space Board – Mr. Nauman

Reviewed corrective language in “lease purchase”. There is no reference regarding defaulted leases. Can township purchase the land?

Board of Supervisors/Mangers Report – Mr. Nauman

Topics included a Library report and some budget items.

Centre Regional Planning Agency Report – Mr. May

Agency is still recruiting for a senior planner. It is hard to recruit because there are so many jobs available across the country. Agency might change position to a “planner” (less experience and easier to fill). Sustainability planner position should be easier to fill.

Other news

Meeting adjourned at 8:56 pm. Mr. Nauman called for a motion to adjourn, Mr. Meehan and Mr. Paget seconded.