



HALFMOON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES ◦ TUESDAY – May 14, 2019 ◦ 7:00 P.M.
100 Municipal Lane, Port Matilda, PA 16870

Halfmoon Township Planning commission Meeting Minutes May 14, 2019

In attendance: Lorin Nauman, Jeff Martin, Andrew Meehan, Mark Paget, Joe Soloski, Regina Villarreal

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

Call to order

7:00pm 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. Martin and the minutes were approved as is.

Consider Potential Amendments to the Township Code, Chapter 48, Planning Commission

Background: At its meeting on April 18, the Township Board of Supervisors discussed the membership of the Planning Commission and the number of potential Planning Commission alternates. The Board referred this item to the Planning Commission to consider reducing number of members on the Planning Commission from 7 to 5 with two alternates. This will require an ordinance change and public hearing.

The Board of Supervisors rationale behind the change is that the Board only has five members. This reduces the quorum needed to conduct a meeting to three members. By reducing membership on the Planning commission also allows individuals to serve on other volunteer committees (Zoning Hearing Board, Parks and Rec)

Members and their term

- Joe Soloski December 2019
- Mark Paget December 2020
- Jeff Martin December 2021
- Regina Villarreal December 2020
- Loin Nauman December 2022
- Sam Buckley December 2019
- Andrew Meehan December 2019
- Alternate seats are vacant

Ms. Steele: Zoning Hearing Board needs more people. It needs regular members as well as 2 alternates; currently it has 2 members. The Board meets irregularly, but by law needs at least 2 members to “act”. The last meeting did not have enough members, so meeting was canceled.

- If someone is on the Zoning Hearing Board, cannot be on another committee.
- Supervisors hoping “volunteers” will move over from Planning Commission to Zoning Board
- Many township volunteer positions are available, but no applications (Zoning, Open space, Parks and Rec)

Mr. Nauman: Suggests that the Planning Commission functions as is until December when three current members fall off. By December a new ordinance would be created and be up for public opinion.

Mr. Soloski agrees with Mr. Nauman’s thoughts. Mr. Meehan also agrees. People are on this Commission because they want to be, and they participate (show up for meetings). Why change it?

Mr. Meehan questions the number of alternates. Mr. May likes having alternates because they have the opportunity to learn the basics before becoming a member (example: Mr. Paget). Mr. May will draft something that captures all comments.

Mr. Steele will take Planning Commission’s comments to the Supervisors.

Discussion Items

Typical Lot Sizes for Retails uses

Mr. May presented examples of various retail projects around the region.

- Intersection of South Atherton and West Branch Rd. (Sheetz, Home D/Robin Hood Brewery, Creekside Plaza and a bank) – 7.5 acres
- Intersection of North Atherton and Martin St. (BestBuy, Staples, Sherwin Williams, and Urgent Care) - 5.6 acres
- Intersection of North Atherton and Martin (Red Lobster, Fine Wine and Good Spirits Store, and Highway Pizza) 3.5 acres *Note landscape setbacks
- Halfmoon Christian Fellowship (church) 3.24 acres
- Existing Village Zoning District – 65 acres

Continued Discussion – Proposed Amendment to the Village Zoning District (VZD) Map

Looking at proposed VZD map, the area in Blue (for possible commercial development) – is the area between the church and Brothers Pizza. Current thought is a combination of mixed use and commercial (along 550). Keep R1 status with a commercial clause. Much of the land (top of the hill) does not perk well and the land blocks will need to be 1 acre minimum.

If a line is drawn through the middle of this block of land, the businesses/commercial would be along 550 and housing behind it.

Mr. Soloski: do we have road standards? 550 is a PennDOT road, will we have established setbacks?

Everyone likes the proposed VZD map provided by Mr. May.

Ms. Steele suggested that Mr. May draft an ordinance with changes discussed and create a new map.

Mr. Nauman commented that the lack of open space/park in this plan. The official map does show a park, but modifications can be made (non-binding).

Conditional Uses, comments:

- Mixed uses – how big is the structure?
- Clubs and Organizations (do not want conflicts with neighbors) generally want low key businesses
- Home Occupation (business) – generally people don't know their zoning

Review Draft FAQs for VZD Amendments

No discussion

Initial Discussion Proposed Amends to the Subdivision and Land Development

If something is not in zoning, it will be in SALDO.

There have been lots of changes (see Redline)

The Riparian buffer overlay is a planning document and is in SALDO.

Ms. Steele stated that the Planning Commission should review SALDO, especially the changes (Redline)

Reports

Centre Regional Planning Commission (Mr. Meehan). State College Area School District (SCASD) wants more and taller lights – amendment /ordinance change. Harris Township looking at high density housing with more open space.

Halfmoon Township Open Space Board (Mr. Nauman). No meeting, Waiting for solicitor.

Board of Supervisors/Managers report (Ms. Steele). Supervisors approved changes to the “Home Occupation” definition. This will come to the Planning Commission as an ordinance, then goes to a public hearing. Parks and Recreation has no contractors/bids on Autumn Park enhancements. Riff Raff May 17-18 (this weekend). The last Board of Supervisors meeting had a presentation on storm drainage on Smith Rd.

Centre Regional Planning Agency Report (Mr. May). 3 interviews for the Senior Planner position, bringing one back for second interview. 3 interviews for the Sustainability person, offer out to 1. Greg Garthe resigned CRPA and moved to State College Borough.

Next meeting: June 4th

Primary Election coming up soon. Candidate interviews on CNET include: Patty Hartle, Barbara Spencer, and Robert Servello.

Adjourn 8:32 pm by Mr. Nauman; Mr. Meehan, Mr. Soloski seconded.