



HALFMOON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES ◦ TUESDAY – June 4, 2019 ◦ 7:00 P.M.
100 Municipal Lane, Port Matilda, PA 16870

In attendance: Lorin Nauman, Jeff Martin, Mark Paget, Regina Villarreal

Others attending: Jim May (CRPA), Susan Steele (Halfmoon Manager), Ken Soder (Township Zoning Officer)

Call to order

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

Action Items

Approval of Minutes

Motion: Mr. Martin moved to approve minutes of the May 14, 2019 meeting as is. Motion was seconded by Mr. Paget and the minutes were approved as is.

Recommendation on Proposed Amendments to the Definition of Home Occupation

Ms. Steele gave overview of home occupation. The Old definition was very generic, so the Board of Supervisors modified it and added “intent”. The Board of Supervisors believes this is now based on “impact”.

Now: Business is considered an accessory to the property dwelling.

See attachments: #2 Home Occupation definition and #3 FAQs

Permit: previously, there was no permit (application), now there is a one (#4). The Board of Supervisors looked at College township Home Occupation and simplified it for Halfmoon township. There is no charge for the permit, but having regulations allows township to monitor activities and enforce them.

Size: Square footage is now limited (500 sq. ft.) previously the value was unlimited.

Products: the current thought is that people can sell any, not just products that are produced there.

Centre county (CRPC) reviewed and had comments (#5). Some of those included:

- Businesses must follow all county codes, including ADA requirements
- Portion of dwelling unit to be used for home occupancy must comply to Centre Region Code
- The business shall not in any way alter the residential character of the neighborhood

Township wants to get current businesses to fill out the form (although grandfathered in) as a base.

This is set for Public hearing at the end of June/July.

Motion: Mr. Nauman recommends and supports this definition and the Centre Region comments. Mr. Martin seconds.

Recommendation on Proposed Amendments to the Subdivision and Land Development Ordinance (SALDO)

Background: The Board of Supervisors, Township Manager, Township Solicitor and the Township Zoning Officer prepared “proposed” amendments to Halfmoon Township SALDO. They want Planning Commission to discuss this item and provide any feedback.

Comments: SALDO includes Design, Roads, and Maintaining Open Space

New Regulations for Development:

- Need a Yield plan (which states what the land can hold)
- No Private roads
- Size requirement for lots eliminated (must still meet one acre requirement (water/septic))

Currently, 50% of the township roads are private – This is the biggest change with SALDO

Fire Suppression regulations on dead-end roads. Maximum of 16 homes. New homes (beyond this number) can get a waiver to add either a sprinkler system or cistern system before building. Ponds and pools can act as Fire Suppression tools.

Water: Follow EPA regulations

Septic: Follow Sewer/Septic regulations (not SALDO).

Traffic: parking regulations

Landscape: took out the landscape regulations

SALDO requires that if more than 14 lots, centralized sewer, septic collections

Motion: Planning Commission reviewed the changes and will forward comments to the Board of Supervisors.

- Planning Commission wants to look at adding parkland dedications to SALDO
- Mr. Nauman agreed to move this forward, Mr. Martin seconded.

CRPC will still need to review SALDO as well.

Discussion Items

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

Comments:

- Leave map (showing VZD) as is
- No restriction on usages
- 1 acre minimum size (septic)
- Open Space (park on the map)
- Deleted “timbering” from requirements
- Deleted landscape requirements
- Keep stripe along 550 open for commercial use
- Setbacks and parking regulations

Comment: (Ken and Jim) – sewer, water and parking are the main issues for development

Comment: Should we keep the Open Space requirement in the plans? Possibly remove this and develop a park plan. Chapter 166 discusses the dedication of Park land.

Comment: Give us money or give us land in terms of Open Space (park land).

Definition of Mixed-Use Structure: A building or structure with a variety of complementary and integrated uses, such as but not limited to residential, office, retail, public, or entertainment. Square footage not stated in definition and parking does drive the size of the building.

Reports

Centre Regional Planning Commission (Mr. May). Musser Gap Update (conservation). State College increase light pole height requirement (for athletic fields – raise to 70 ft.). Harris township – looking into Cluster Development, UAJA projects, and Ag37 Project plan needs updates.

Halfmoon Township Open Space Board (Mr. Nauman). Meeting postponed. Conversation on open space lease amounts.

Board of Supervisors/Managers report (Ms. Steele). On June 13 or June 27, The Supervisors will discuss SALDO. Approved bid for park work.

Centre Regional Planning Agency Report (Mr. May). Have hired a sustainability planner (Pan Adams). Are conducting second interview for Halfmoon Planner.

Friends of Halfmoon Water (by Chesapeake Bay Foundation) will be holding a day of education on July 20th. They are trying to talk to landowners along Halfmoon creek

Adjourn 9:07pm by Mr. Nauman, Ms. Villarreal motioned to approve, Mr. Paget seconded.