



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

In attendance: Lorin Nauman, Andrew Meehan, Jeff Martin, Regina Villarreal

Others attending: Jim May (CRPA), Susan Steele (Halfmoon Manager), Mr. Johnson (citizen)

Call to order

7:00pm Lorin Nauman called the meeting to order.

Action Items

Approval of Minutes

Motion: Minor changes needed to minutes, which will be corrected and resubmitted. Mr. Nauman suggests moving minutes forward. Mr. Meehan motions to approve minutes of the July 2, 2019 meeting with changes. Motion was seconded by Mr. Martin and the minutes were approved.

Introduction of new Senior Planner serving Halfmoon township

Corey Rilk, is a 2006 Penn State Environmental Resource Management graduate. He previously worked for a small environmental firm.

Requested Waiver of Halfmoon Township Subdivision and Land Development Ordinances: Public and Private Street Access

Mr. Brent Armstrong has filed a *Waiver of Halfmoon Township Subdivision and Land Development Ordinances: Public and Private Street Access* for parcel 17-416-008 located at the end of Town Hill Road. Township Ordinance No. 1 of 2018 establishes a waiver of the regulations of the Halfmoon Township code of Ordinances with respect to the access to public and private streets from non-conforming lot and properties made to be non-conforming by enactment of fire regulations on June 10, 1999. The Ordinance requires that the Planning Commission, firefighting services, and Township Solicitor provide an opinion for the Township Board of Supervisors for their consideration.

Ordinance states that home must be within 1500 ft. of collector street (in this case, Smith Road). This lot is beyond that distance (stated in waiver as 3680 ft). If beyond said distance, then home must have a sprinkler system or cistern. Mr. Armstrong states that there is a fire hydrant within 750 ft. of the property.

Question: Does the 750 ft. distance from hydrant apply to the property line or to the home?

Township wants the expertise of the fire chief on these matters, but the Port Matilda Fire Company did not respond. Thoughts: contact Steve Bair (with Alpha Fire department) for advice. How do we get Port Matilda Fire Department to respond to Fire Suppression requests? Do we pay Alpha for the expertise?

Planning Commission thoughts: grant approval with conditions.

1. Mr. Armstrong must get approval (letter) from the Port Matilda Fire Chief to access the hydrant
2. Need to confirm that the distance (from hydrant to lot/home) is within 750 ft.

Mr. Nauman suggests approval with conditions, Mr. Meehan motions to approve, Mr. Martin seconds.
All approve

Reports

Centre Regional Planning Commission (Mr. Meehan). Topics included: a presentation by the Water Authority; Ag preservation discussion including transferring development rights to higher density areas in an attempt to preserve land; the transportation budget at the state level is at risk, so how will this affect Halfmoon township roads?; Bus tour in the fall to look at projects in the region

Halfmoon Township Open Space Board (Mr. Nauman). Update the application. There are concerns on the \$4000 cap to purchase land. No one should pay more than fair market value for land. Looking at conservation easements and leases. If people default on a lease, then what?

Board of Supervisors/Managers report (Ms. Steele).

- Parkland dedication. Ms. Steele drafted changes as “fee-in-lieu”. This is based on the number of new lots and will be collected at the time the subdivision is sold.
- July 23 is a citizens meeting
- August 10 is community build day (need a minimum of 10 people to volunteer)
- August 24th first Halfmoon Community Day. Includes introduction of the building renovation, fire trucks and food trucks arrive at 6 pm, and movie starts at dusk.
- CATA will discontinue service within a year. This is due to low ridership

Centre Regional Planning Agency Report (Mr. May).

- College township has removed themselves from the CRCP. This means that the CRCP has only 3 townships instead of 4. Budget will be divided by 3 instead of 4, meaning fees will go up.
- Refuse and Recycling has moved to CRCP.
- Note: Mr. Nauman would like a refresher on current EPA/DEP provisions with septic (on lot vs. community). What is the number that triggers changes? What is the maximum you can have without sewer system? This would be a good review for the Planning Commission and Board of Supervisors. Mr. May suggests working sessions with the Planning Commission with training on specific topics
- UAJA is doing studies and updates to the existing pump stations

Note: August 6 meeting will include Penn Terra revised proposal for the Autumn Circle subdivision. They reconfigured lot #3 so that all lots will access Autumn circle

Adjourn 8:18 pm by Mr. Nauman, Mr. Meehan motioned to approve, Ms. Villarreal seconded.