



HALFMOON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES ◦ TUESDAY – August 6, 2019 ◦ 7:00 P.M.
100 Municipal Lane, Port Matilda, PA 16870

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

Others attending: Jim May (CRPA), Corey Rilk (CRPA), Susan Steele (Halfmoon Manager), Mr. Johnson (citizen), Melissa and Carl Stine (citizens), Marissa and Ted Schaeffer (citizens), John Sepp (Penn Terra), Mr. Anher (Landowner)

Call to order

7:00pm Andrew Meehan called the meeting to order.

Action Items

Approval of Minutes

Motion: Minor changes needed to the minutes, which will be corrected and resubmitted. Ms. Villarreal suggests moving minutes forward. Mr. Meehan motions to approve minutes of the July 16, 2019 meeting with changes. Motion was seconded by Mr. Martin and the minutes were approved.

Autumn Circle Subdivision Waiver Request

Subdivision would create 5 new lots that all access Autumn Circle Road, this would create more than 16 lots on this dead-end road. Penn Terra completed a waiver request.

Mr. Sepp from Penn Terra presented map of the new lot layout.

Comments:

- Mr. Stine: We use existing right of way/driveway. Will/can the new owner use the right of way as they wish? It was suggested that a maintenance agreement should be arranged, but the first 50 feet of the right of way must be kept open for the 2 homes that access it.
- Mr. Johnson: Ken Soder provided 2 different numbers regarding # of lots/residences on the road. What value does the township use to provide a number? Ms. Steele stated "Lots" is what the number will be based on and that the (future) SALDO will resolve this issue.
- Mr. Johnson: where does the number "16" come from? Ms. Steele states it is for fire suppression
- Mr. Johnson: If others along Autumn Circle Road want to subdivide in the future, would they need a waiver? Yes
- Mr. Sepp: If waiver not granted then private road will be added.

Mr. Soloski: What do the homeowners want?

- Mr. Stine: We want to keep the right-of-way as is (a shared driveway); we do not want a private road.

Ms. Steele – this is a unique situation because Autumn Meadow Park is involved. Does the Park count as a lot?

Note: there will be a fire hydrant added on Autumn Circle Road (see plans).

Note: Lot #3 perk tests were incorrectly stated in the past; all tests passed.

Motion: conditional approval of the subdivision plan based on the SEO signing off.

Mr. Soloski recommends approval of the waiver conditional on plan approval by SEO. Mr. Meehan agrees to approve, Mr. Paget seconds.

Ms. Steele states that this topic will be on the August 22 agenda for the Board of Supervisors meeting.

Parkland Dedication

Current thoughts: Collect Fee in Lieu. Township cannot do this.

Suggestion: Follow guidelines of another township. Example provided: College Township

5 dwelling units – no fee collected

6-25 dwelling units – choice (fee or land). Prefer fee-in-lieu.

Always ask for fee-in-lieu which can be used to purchase larger tracts of land. Fee-in-lieu is based on the appraisal of the land.

Comments:

Mr. May – College Township plan provides flexibility

Ms. Steele – Put this plan in SALDO. How much of the College Township plan do we want to put into the Halfmoon Township plan? Suggests a plan much like College Township.

Mr. Paget – is there a time frame for using the fee-in-lieu moneys? No

Ms. Steele – fees can be used to purchase parkland or for maintenance.

Mr. May – this plan is good for larger subdivisions (larger than 5 dwelling units). Township wants parks with a minimum size of 4 acres.

Planning Calendar (land development calendar)

Mr. Rilk – met with township staff to streamline the process and create a calendar (steps with deadlines to meet) which would be updated yearly. It would provide a good framework for the entire process of land development. Puts more responsibility on the developer.

Ms. Villarreal – Can we use Alpha Fire Department as a consultant?

- Ms. Steele – request was sent to the Board of Supervisors about this.
- Mr. Rilk – will be meeting with Alpha Fire chief (Steve) in the next week. Steve is ok with limited use.
- Mr. May – create an easy to use checklist that Port Matilda Fire Department would be able to use.

Reports

Centre Regional Planning Commission (Mr. Meehan).

- Ferguson township revamping zoning and SALDO. They have hired a consultant.
- Fall Bus Tour – looking at November 2nd. Want townships to come. Includes redeveloped areas, student housing, Northland Center.
- Ms. Steele asked about regional parks. Mr. May stated there was an online survey and the results are being compiled. A draft plan should be completed in October or November. What are residents looking for? Consultants said people prefer natural parks over sports fields.
- UAJA is building a new pump station on Meeks Lane (Spring Hollow Farm)

Halfmoon Township Open Space Board (Mr. Nauman). Tomorrow's meeting is canceled

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

- Autumn Meadow park is moving forward
- August 10th Park help day
- August 24th Halfmoon Community Day.
- New topic: stormwater issue on Smith Road

Next meeting will be August 20.

Call for adjournment at 8:02 pm by Mr. Meehan, Mr. Soloski motioned to approve, Ms. Villarreal seconded.