



HALFMOON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES ◦ TUESDAY – September 3, 2019 ◦ 7:00 P.M.
100 Municipal Lane, Port Matilda, PA 16870

In attendance: Lorin Nauman, Jeff Martin, Joe Soloski, Regina Villarreal

Others attending: Corey Rilk (CRPA)

Call to order

7:04 pm Lorin Nauman called the meeting to order.

Action Items

Approval of Minutes

Motion: Mr. Soloski motions to approve the minutes of the August 6th meeting. Motion was seconded by Ms. Villarreal. Minutes approved.

Continued Item - Discussion of Updated Parkland Dedication/ Fee-in-lieu

CRPA staff has created a new draft Parkland Dedication. The draft contains more specific language regarding dedication size and required features. It is very similar to the College Township Dedication that was presented at the August 6, 2019 PC meeting. CRPS staff highlighted certain language of importance that the PC should discuss and provide comments.

1. Stormwater management facilities 166-4 E.2. (page 2)
The use of homeowners' associations to maintain stormwater management facilities is strongly encouraged unless the developer provides sufficient funds to the Township for maintenance purposes for a period of 10 years. These funds shall include costs for routine maintenance, including mowing, pruning, and fertilizing, as needed; periodic restoration of landscaping and access roads; and projected costs to replace drainage structures and piping over the life expectancy of such facilities.
Committee comments: sounds reasonable, if there are issues, it would occur before 10 years.
2. Responsibility of maintenance 166-8 B. (page 4)
The Township or its designee shall be responsible for maintaining all dedicated and accepted areas. Formation of and cooperation with homeowners' associations for the purposes of maintenance, shall be encouraged, but the responsibility of seeing that the work is done shall remain with the Township.
Committee comments: how does the Township monitor and enforce? Code Officer?
3. Amount of Land Dedication required 166-2 (page 1)
For any land development or subdivision which includes a residential use, the amount of park and open space land required to be dedicated as a condition of plan approval shall be one acre per 25 dwelling units or fraction thereof (0.04 acres per unit). *Based on dwelling units.

Committee comments: Mr. Nauman - the numbers seem unrealistic to get enough land for a part (0.04 acre per unit). Mr. Soloski suggests tabling this and posing the question to Ms. Steele.

4. Additional comments:

- Ms. Villarreal has issue that walking and biking trails are mentioned, but what about “bridle paths/horseback riding trails”? Is it worth adding this verbiage?
- RPD is still being developed, we should wait (table discussion) until RPD completed
- determine a better fitting number for our township in regards to acres per unit. (0.04 acre/unit is fine for high density locations like College Township)

Motion: table this discussion item until next meeting.

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

Motion: table this discussion item because Jim May from CPRA is not here and is the lead on this discussion item.

Discussion Item

Review of the Development of Regional Impact (DRI)

CRPA staff prepared a brief PowerPoint presentation on the DRI process. Corey Rilk discussions on DRI includes:

DRI – impacts that affect the health, welfare and well-being of residents within the region (more than 1 township). Would include sewer system.

In 2017 DRI created a growth boundary that allowed for 11,500 dwelling unit development (new/available). Currently 7,900 have been approved for development. This means more for UAJA.

UAJA, SSA and RGB are the main drivers of the DRI.

Application for Development goes to CRPA for approval. If rejected, must wait 2 years to resubmit.

Motion: Table until the RPD is completed.

Reports

Centre Regional Planning Commission.

- Nothing to report

Halfmoon Township Open Space Board (Mr. Nauman).

- Reviewing Joanne Fisher property for a 99-year lease with the Township. Amendment of the language.

Board of Supervisors/Managers report.

- Discussion item will be the Autumn circle subdivision

Centre Regional Planning Agency (Mr. Rilk)

- Source water protection. Comment: we have plenty of water in the region (in the Aquifer), we need to work on water quality
- Big discussion item is the water from UAJA. Current language from DEP calls it “treated sewage water”, but it is cleaner than most water. How do we get it into the groundwater system so it can be “recharged”? There are thoughts about injecting it back in the ground.

Next meeting will be September 17, 2019.

Call for adjournment at 8:06 pm by Mr. Nauman, Mr. Soloski motioned to approve, Ms. Villarreal seconded.