



HALFMOON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES ° TUESDAY – June 16, 2020 ° 7:00 P.M.
100 Municipal Lane, Port Matilda, PA 16870

In attendance: Andrew Meehan, Lorin Nauman (audio conference), Jeff Martin (video conference), Joe Soloski (video conference)

Others attending: Corey Rilk (CRPA), Denise Gembusia (Township Manager), Mr. Elwood Seifert (landowner), Mr. Bob Myers (Hawbaker Engineering), and Mr. Joe Lichty (Lichty Engineering)

*Note – this will be a hybrid meeting (in person, video and audio). Voting will be “Roll Call”

Call to order

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

Approval Items

1. Approval of Minutes from the May 19, 2020 Planning Commission (PC) meeting

Motion: Mr. Nauman motions to approve the minutes of the previous meeting. Motion was seconded by Mr. Soloski. Vote 4-0-0. Minutes approved.

2. Review of the Seifert Subdivision

Background: Hawbaker Engineering Inc. submitted a Preliminary/final minor subdivision for Seifert property located on Kay Ty Lane.

- The original plan submitted on January 30, 2020.
- Township meeting on March 9, 2020 with Mr. Seifert, Mr. Myers, Ms. Gembusia, Township solicitor, Township engineer and Township zoning officer. Township staff suggests withdrawing plan and making changes that address stated deficiencies. These deficiencies include (1) SALDO requires public road frontage for all new lots (2) SALDO requires all roads accessing new/proposed lots be brought up to Township standards (3) Township Zoning states that no buildings or septic systems within the Riparian Buffer strip
- Plan was resubmitted on June 5, 2020 as-is for additional review.
- The plan proposes to subdivide a 17.1-acre parcel into two parcels for future construction of a single-family home. The proposed lot would be 1.375 acres in size, leaving the parent tract 15.794 acres in size.
- Township staff does not recommend approval of the proposed land subdivision plan.

Thoughts –

- Purchase property along Beckwith Rd. from the Jodon's to satisfy the 25 feet of public road frontage.
- Mr. Nauman suggested giving waiver if Kaye Ty Lane is brought up to Township Standards of 18 ft width and cul-de-sac added. Also, the parent tract of 15.794 acres would not be able to be subdivided. This would be a township private road.
- This is the first plan that new SALDO is in effect.

Mr. Seifert comments:

- Plans to "gift" the new parcel to his companion
- Landowners (the Jodon's) are not interested in selling property.
- Asking for waiver because he would experience hardship if the road was upgraded. Cost and lack of access during upgrade (powerline pole next to Kay Ty Lane would need to be moved). Ms. Gembusia read the solicitor's letter which states no to a waiver and that no hardship exists (any hardship would be self-inflicted).

Discussion:

- Mr. Rilk: If Mr. Seifert bought some of the Jodon's land just for "Public Frontage" requirement on Beckwith Rd., this would meet public road frontage deficiency. But there would still need to be a waiver for a private road. If Mr. Seifert upgraded Kay Ty Lane (widen to 18 ft.), would that meet the waiver? What does Mr. Seifert propose?
- Mr. Seifert: could widen road and widen drainage ditch. He will approach the Jodon's again for land purchase. He is interested in suggestions.
- Planning Commission suggests making necessary changes and resubmitting the plan.

Motion: Mr. Meehan motions to table this item. Mr. Nauman seconds. Vote 4-0-0. All in favor to table this plan and allow changes to be made. Ms. Gembusia suggests resubmitting the plan to the township by June 22, 2020 for staff review and it be listed on the July 7, 2020 Planning Commission meeting.

Mr. Nauman: Planning Commission members should visit the site to see firsthand the situation and make a visual assessment and he plans to meet with the township engineer.

3. Review of the Houtz Self Storage Expansion Plan – Land Development Plan

Lichty Engineering Inc. submitted the expansion/land development plan for the Houtz Self Storage property. The plan proposes the addition of four (4) new storage buildings and additional parking on the property. Township staff reviewed the plan and sent a comment letter out on June 2, 2020, noting deficiencies. On June 8, 2020, Lichty Engineering sent back the revised plan and response letter. All deficiencies were addressed.

Comments:

- Question on why lot 2b requires perk testing as this lot is not part of the development plan. Ms. Gembusia stated that there are "wetlands" and perk testing mentioned on the original plan from 1990 and the new plan must also reference the comments from the 1990 plan.
- Township staff recommends approval of the proposed expansion – land development

Motion: Mr. Nauman motions to approve the plan with minor changes. Mr. Meehan seconds the motion. Vote 4-0-0. All approve.

Discussion Items

none

Reports

Centre Regional Planning Commission (Mr. Meehan)

- Did not attend
- Mr. Rilk comments: Review of Act 537 Plan (this would upgrade pump stations in Ferguson Township)

Halfmoon Township Open Space Board (Mr. Nauman)

- No Meeting
- Joanne Fisher property - The Board of Supervisors approved the title work. Hearing will be August 13.

Board of Supervisors/Managers report (Ms. Gembusia)

- July 9 is Riparian Buffer Ordinance open hearing
- August 13 is the Joanne Fisher open hearing
- Strategic Plan – Township Staff is working on this. Ms. Gembusia would like the Planning commission to be a part of the Plan
- Township Staff is working on Zoning and SALDO contradictions
- Update of the HazMat Plan coming soon. There will be public meetings.
- Act 537 Plan
- Ms. Gembusia would like a memo from the Planning Commission to the Board of Supervisors regarding suggestions and comments.

Centre Regional Planning Agency (Mr. Rilk)

- Act 537 Plan

The next meeting scheduled for July 7, 2020.

Call for adjournment at 8:08 pm by Mr. Nauman, Mr. Meehan seconded.