



**HALFMOON TOWNSHIP PLANNING COMMISSION**  
**MEETING MINUTES ° TUESDAY – September 15, 2020 ° 7:00 P.M.**  
*100 Municipal Lane, Port Matilda, PA 16870*

## ROLL CALL

**Members In attendance:** Chairman Lorin Nauman (in person), Ray Ceglar (in person), Andrew Meehan (video conference), Joe Soloski (video conference)

**Others attending (in person):** Corey Rilk (CRPA), Denise Gembusia (Township Manager), Mr. Bob Myers (Hawbaker Engineering)

**Others attending (Video conference):** Alan and Heather Wilson , Kathy and Fred Henry, Alyssa May (daughter of the Wilsons)

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

## PLEDGE OF ALLEGIANCE

Those able stood and said Pledge of Allegiance.

## CHAIRMAN’S COMMENTS

No comments were offered.

## PUBLIC COMMENTS

No comments were offered.

## CALL TO ORDER

7:07 pm Mr. Nauman called the meeting to order.

## APPROVAL OF MINUTES

**Motion:** Mr. Soloski motioned to approve the September 1, 2020 Planning Commission (PC) Meeting minutes as presented. Motion was seconded by Mr. Meehan and passed unanimously.

## BUSINESS

### Review of Plans (\*\*for discussion only)

For Discussion only because the 14-day comment period after submission of plans has not been reached. The plans can be an action item on the next Planning Commission Meeting Agenda.

**1. Amended Elwood Seifert Preliminary/Final Subdivision Plan**

Background: In August, the Planning Commission approved the plans to go forward to the Board of Supervisors. The Supervisors denied the waiver (for Kay Ty lane). Mr. Seifert then applied for a highway occupancy permit from PennDot for a new driveway along Beckwith road and it was approved. The new driveway will be created north of the existing Kay Ty lane and provides access to the property.

Comments –

- Township staff – driveway surface will handle a 75,000 lb. vehicle (emergency vehicle) and Kay Ty lane is a private road.
- Mr. Nauman – driveway looks like a good solution
- Mr. Ceglar – commented on boundary lines on the plan map

**2. Allen and Heather Wilson Final Re-subdivision Plan**

Background: The plan calls for the re-subdivision of a 17.19-acre parcel off Smith Rd. The Wilsons are requesting a waiver regarding the right-of-way along Smith Rd. The current ordinance and SALDO recommend 60 ft. right of way, and the Wilsons would like it reduced to 50 ft. Note: original right-of-way was 50 ft.

Comments on right-of-way waiver –

- Mr. Soloski – will the waiver from 60 ft. to 50 ft. affect widening of Smith Rd. in the future?
- Kathy and Fred Henry – the reason for the waiver is to make the right-of-way consistent along Smith rd. from 550 to Townhill rd.
- Mr. Nauman – Smith rd. is not a new road; plans call for two driveways off Smith Rd. and two driveways off Susan lane.
- Ms. Gembusia – the waiver has been sent to the township solicitor and he sees no issues. This will go to the Board of Supervisors for approval.

Comments on plans –

- Ms. Gembusia – looking at the plans, there are minor changes (mostly grammatical) that need to be fixed. Submission of Plans requires 7 hard copies and 1 electronic copy.
- Mr. Meehan – is Susan Lane a temporary Cul-de-sac?
- Mr. Henry – Susan Lane and the Cul-de-sac will be upgraded to township standards.
- Township staff – questions concerning lot lines and a shared driveway (Lots 27R and 108R3)
- Mrs. Henry – Lot 27R will share existing driveway with 108R3. We will need a Shared Driveway Agreement and follow township driveway ordinance. Plans show a prescriptive agreement easement (means 27 R shares the right to use and drive on existing driveway)
- Mr. Henry – Fire hydrant will be added where 108R2 and 108R3 come together (in cul-de-sac). Conversation with Upper Halfmoon Water Co (Ben)
- Note – there is a mistake in the plans related to the location of the water line. The location will be fixed.

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## Professional Development

### **Review of the Township Parkland Fee in Liew Ordinance Chapter (166 E-Code) \*\* for Discussion only**

Looking at how other townships handle fee-in-lieu parkland fee system.

- Halfmoon township current fee system: charge a per acre fee. \$50K/acre property value and fee is .05/acre of development
- Ferguson Township current fee system: charge is per person value. 2.5 per 1 dwelling unit.
- In every township example provided (Ferguson township in Centre county, Dickinson township in Cumberland county and South Middleton township in Cumberland county) there is the option for fee-in-lieu or parkland dedication.

Ms. Gembusia explained Fee-in-lieu. We can't charge it, but it is an option for Developers instead of giving the Township open space land (acreage). This prevents the Township from having small parks (1/4 or 1/2 acre in size) that the township must maintain.

Mr. Rilk is looking at zoning to evaluate and update this ordinance. He believes this is one that should be updated.

Currently, Halfmoon township has 23 acres of parkland (which is 8 acres below standard), 2200 acres of Open Space land, State Gamelands, and a Wildlife corridor. The population is 2667 people.

## STAFF REPORTS

No report.

## OPEN SPACE PRESERVATION BOARD LIASON REPORT

Inspections. On October 10, there will be 3 property inspections and on October 17, there will be more inspections. Fisher property had been approved.

## BOARD OF SUPERVISORS LIASON REPORT

The next Board of Supervisor's meeting is Thursday September 24. The only discussion item is the Strategic Plan.

## ADJOURNMENT

Call for adjournment at 8:57 pm by Mr. Meehan. Motion was seconded by Mr. Soloski and passed unanimously.