



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

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

PRESENT: Chairman Lorin Nauman (in person); Member Jeff Martin (video conference); Member Joe Soloski (video conference); Corey Rilk, Centre Region Planning Agency; Denise Gembusia, Township Manager; Elwood Seifert; Robert Myers, Hawbaker Engineering.

ABSENT: Andrew Meehan, Mark Paget, Regina Villarreal (Alternate)

Call to order

Chairman Nauman called the meeting to order at 7:07 p.m.

Approval of Minutes from the June 16, 2020 Planning Commission (PC) meeting

Mr. Soloski **MOTIONED** to approve the minutes of the June 16, 2020 Planning Commission meeting as presented. The motion was seconded by Mr. Martin and passed unanimously (3-0-0).

Continued Review of the Elwood Seifert Preliminary/Final Subdivision

Hawbaker Engineering Inc. submitted a Preliminary/Final minor subdivision for Elwood Seifert’s property located on Kay Ty Lane on June 5, 2020. The property is in the Agricultural (A1) Zoning District. The plan proposes subdivision of a 17.1-acre parcel into a 1.375-acre parcel for future construction of a single-family home, leaving a parent tract of 15.794 acres.

Engineer Myers explained that the revised plan proposes to upgrade the current 12 foot gravel private road of Kay-Ty Lane to an 18 foot private road and that there will now be public road frontage along Beckwith Road as Mr. Seifert will be purchasing a portion of the Jodon family parcel. Additionally, the plan proposes a T-turn instead of a cul-de-sac at the end of Kay-Ty Lane for emergency and fire vehicle maneuverability.

The applicant is requesting waivers for the following sections of the Subdivision and Land Development Ordinance:

1. Section 215-27(A): Approved fire apparatus access

Facilities, buildings, or portions of buildings hereafter constructed in a subdivision or land development, approved after the effective date of this section, shall be accessible to Fire Department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

2. Section 215-16: Streets(B)

Streets laid out in a subdivision shall be laid out and dedicated to the Township as public streets.

3. Section 215-16: Streets(C)

Streets shall be constructed to municipal standards upon approval of the preliminary plan or, if a final plan approval is granted prior to the completion of construction of all streets laid out in the plan, a form of financial security sufficient to cover the costs of any street improvements will be required, and shall be constructed to the extent that the subbase is in place to its design width prior to the issuance of the first zoning/building permit for any lot which fronts on said street.

4. Section 215-16: Streets(D)

Within one year of the subdivision approval for a subdivision, all roads must be completed and offered for public inspection and acceptance, unless excepted by action of the Supervisors. Prior to inspection, the applicant shall provide the Township with a maintenance bond, in the amount of 15% of the actual construction cost, guaranteeing the materials and workmanship of all aspects of the newly constructed street, including structural integration of said roads as well as their functioning in accordance with the design and specifications as depicted on the final plat for a period of 18 months from the date the street is accepted by the Township. The Township shall not be responsible nor accept any responsibility for maintenance of the street or any related facilities until the same have been officially accepted by resolution.

5. Section 215-16: Streets(E)

Construction of a public street shall be completed prior to the issuance of a zoning/building permit for the first lot in excess of 75% of the lots fronting on said street, or within one year from the date of final plan approval, whichever occurs first.

6. Section 215-16: Streets (U)

- (1) Temporary dead-end fire apparatus access roads in excess of 150 feet shall be provided with turnaround provisions in accordance with Township standards for a temporary cul-de-sac.
- (2) Dead-end fire apparatus access roads in excess of 200 feet shall be provided with turnaround provisions in accordance with Township standards for a cul-de-sac.

Chairman Nauman stated that he visited the property. He noted that the Riparian Buffer Ordinance has not been approved by the Board of Supervisors but is scheduled for a public hearing on July 9, 2020. If the Riparian Buffer Ordinance changes are approved by the Board of Supervisors, the applicant will need to resubmit Component 4A and 4B and the entire staff will need to provide updated comment letters before the plan would go before the Board of Supervisors. The proposed T-turn at the end of Kay-Ty Lane would also need approval of the Township Engineer and the Fire Chief.

Chairman Nauman **MOTIONED** to recommend approval of the Elwood Seifert Preliminary/Final Subdivision Plan to the Board of Supervisors contingent on the following items:

1. The Riparian Buffer Ordinance revision passing. The hearing for the Ordinance revision is scheduled for Thursday, July 9, 2020. If the suggested revision does not pass, the applicant will need to apply to the Zoning Hearing Board for a variance.
2. Fire Chief and Engineer approval of the T-turn design in place of the cul-de-sac on Kay-Ty Lane.

The motion was seconded by Mr. Soloski and passed unanimously (3-0-0).

Ms. Gembusia noted that the plan will need a 30-day extension for review/approval by the Township and DEP. The Board of Supervisors will vote on the Riparian Buffer Ordinance on Thursday July 9, 2020. If approved, the township will send the plan to DEP for approval. The Board of Supervisors could see and vote on the plan, waivers, time extension request, and Component 4A and 4B at the August 13, 2020 meeting contingent on DEP approval.

Chairman Nauman noted that he would like to see a change in the Subdivision and Land Development Ordinance (SALDO) regarding the 4-lot exemption in the Rural Preservation zoning district (RPD).

Reports

Centre Regional Planning Commission (Mr. Rilk)

Mr. Rilk stated that there was no meeting in July. Current projects include a review of The Act 537 Plan and an upgrade to the pump station in Ferguson Township.

Halfmoon Township Open Space Board (Mr. Nauman)

Chairman Nauman stated that the last Open Space Preservation Board meeting was cancelled.

Board of Supervisors/Managers report (Ms. Gembusia)

Ms. Gembusia reported that the Riparian Buffer Ordinance public hearing will be held on July 9, 2020 and the Joanne Fisher Open Space application public hearings will be held on August 13, 2020. She also noted that Township Staff is working on the 5-year Strategic Planning Session. Staff has developed a four (4) question survey that the Planning Commission members may take. The survey will be due by Tuesday, July 15, 2020. The same questionnaire will be available for public input as well. The public Strategic Planning meeting will be open to the public and held at the Community Center on Municipal Lane starting at 8:00 a.m. on Saturday, July 25, 2020.

Centre Regional Planning Agency (Mr. Rilk)

Mr. Rilk noted that the CRPA office is still closed. He also noted that the first meeting of the Council of Governments (COG) General Forum was held via Zoom.

Adjournment

Chairman Nauman **MOTIONED** to adjourn the meeting at 7:33 p.m. The motion was seconded by Mr. Martin and passed unanimously. The next Planning Commission meeting is scheduled for July 21, 2020.