



HALFMOON TOWNSHIP COMMUNITY CENTER

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HALFMOON TOWNSHIP PLANNING COMMISSION MEETING MINUTES

September 1, 2020

1. CALL TO ORDER

Chairman Nauman called the meeting to order at 6:59pm.

2. ROLL CALL

Physically present: Chairman Lorin Nauman, Member Ray Ceglar, Township Manager Denise Gembusia, CRPA Representative Corey Rilk.

Virtually present: Vice Chairman Andrew Meehan, Member Jeff Martin, Member Joe Soloski.

3. PLEDGE OF ALLEGIANCE

Those able stood and said the Pledge of Allegiance.

4. CHAIRMAN'S COMMENTS

No comments were offered.

5. PUBLIC COMMENTS

No comments were offered.

6. APPROVAL OF MINUTES

Joe Soloski motioned to approve the July 7, 2020 Planning Commission (PC) Meeting Minutes as presented. The motion was seconded by Jeff Martin and passed unanimously.

7. BUSINESS

Manager Gembusia reviewed the new format of Planning Commission agendas. Meetings will start with a review of actions taken by the Board of Supervisors on any recommendations that the Planning Commission forwarded to the Board. This is to help collaborate and unite the Board of Supervisors' overall vision for the township with the Planning Commission's recommendations. The second half of meetings will be based on professional development with the opportunity to learn, review, and update items tasked to the Planning Commission such as review and recommendations on the Township Zoning and Subdivision/Land Development Ordinances, official map, and renewable energy sources.

REVIEW OF PLANS

A. Board of Supervisors action taken on Houtz Storage Expansion Plan***

At the June 16, 2020 Planning Commission meeting, the Houtz Storage Expansion Plan was reviewed and the PC recommended approval of the plan before moving it to the Board of Supervisors for their review. Manager Gembusia reported that the Board of Supervisors approved the Houtz Storage Expansion Plan at their August 13, 2020 meeting, condition to The Department of Environmental Protection (DEP) approval of the Module 2 component and payment of any outstanding consultant invoices.

B. Board of Supervisors action taken on Elwood Seifert Prelim/Final Subdivision Plan

At the July 7, 2020 Planning Commission meeting, the Elwood Seifert Preliminary/Final Subdivision Plan was reviewed by the PC and recommended for approval along with recommended approval of the waiver requests for public streets. The Board of Supervisors denied the waiver requests at their August 13, 2020 meeting and tabled the overall plan to provide the applicant time to submit a revised plan as per their discussions on a possible driveway off Beckwith Road to comply with the public road access provisions of the newly passed Zoning Ordinance. The Planning Commission will have a discussion only review of the amended final subdivision plan on Tuesday, September 15, 2020.

PROFESSIONAL DEVELOPMENT

C. The Role of the Planning Commission

Manager Gembusia welcomed the newest Planning Commission member, Ray Ceglar, who was appointed by the Board of Supervisors at their August 25, 2020 meeting. Mr. Ceglar's term will expire on December 31, 2020 at which time he may ask the Board of Supervisors to be considered for a 4-year term at the annual organizational meeting in January.

Manager Gembusia pointed out that the eCode on the Township website lists the newly passed Zoning Ordinance under New Laws since it has not been codified yet. She discussed the assignment of liaisons for the 2021 calendar year and suggested having one PC meeting per month on the 3rd Tuesday for the 2021 calendar year. The liaisons will be determined in the annual organizational meeting of the Planning Commission in January. She noted that the Planning Commission Chair is responsible for notifying the Township Supervisors, in writing, of any recommended actions after meetings. This should be a post-meeting memo from the Chair and approved by all PC members.

8. STAFF REPORTS

Mr. Rilk and Manager Gembusia updated the Planning Commission on local and regional items of interest.

9. OPEN SPACE PRESERVATION BOARD LIAISON REPORT

No report.

10. BOARD OF SUPERVISORS LIAISON REPORT

No report provided.

11. ADJOURNMENT

Jeff Martin motioned to adjourn the meeting at 8:05pm. The motion was seconded by Vice Chairman Meehan and passed unanimously. The next meeting of the Halfmoon Township Planning Commission is scheduled for September 15, 2020.