



**HALFMOON TOWNSHIP PLANNING COMMISSION**  
**MEETING MINUTES ◦ TUESDAY – November 17, 2020 ◦ 7:00 P.M.**  
*100 Municipal Lane, Port Matilda, PA 16870*

## ROLL CALL

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

**Others attending (in person):** Corey Rilk (CRPA), Denise Gembusia (Township Manager)

\*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 public present to offer comments.

## CALL TO ORDER

7:01 pm Mr. Nauman called the meeting to order.

## APPROVAL OF MINUTES

**Motion:** Mr. Martin motioned to approve the October 20, 2020 Planning Commission (PC) Meeting minutes as presented. Motion was seconded by Mr. Meehan and passed unanimously.

## BUSINESS

### Professional Development

#### **Review of the Township Parkland Fee in Lieu Ordinance Chapter (166 E-Code)**

Update the Halfmoon Township Parkland fee in lieu ordinance (166 E-Code). Draft available for review.

Fee in lieu is an option for Developers instead of giving the Township parkland (acreage). Fee in lieu can prevent the township from having small park land properties (1/4 or 1/2 acre in size) that the township must maintain.

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Comments on current draft:

- Mr. Rilk - Added a repealer and kept formula (for determining fee)
  - Halfmoon township current fee system is a formula: charge a per acre fee. \$50K/acre property value (fair market value) and fee is .05/acre of development or \$2500; 10% for non-residential land development
  - What about a flat fee (\$1000/dwelling unit)? It would be simple and easier to work with than the current calculation approach.
  - We reached out the South Middletown Township who uses a flat fee in lieu. Their fear with a formula approach is “tot lots” (small lots of Parkland). Their rate is \$1000/dwelling unit.

\*Note – South Middletown township stated that developers prefer the fee in lieu.

  - Mr. Nauman likes the flat fee of \$1000/dwelling unit (simple)
- Already added to the draft ordinance:
  - Keep unity piece
  - Engineer must review
  - Stormwater basins cannot be use as parkland
  - Parkland must have access to a public street
- Mr. Nauman – Parkland and 50% Open Space – Does this mean Parkland is part of the Open Space (per RPD)? Or in addition to? Are they combined or separate?
  - Also need to look at the RPD for the words “Open Space” and “Open Land” to make sure used correctly (definitions).
  - Mr. Rilk: 44% of the township is in Open Space, Gamelands or non-developed land.
- It is up to the Developer to choose fee in lieu or Parkland, BUT the township must agree on the choice as it is an agreement between the Township and the Developer. In the ordinance, Parkland is still the #1 choice.
- Utilities on Park land are specific to the Parkland property. Includes underground utilities and above ground transfer boxes. The installation of utilities is the responsibility of the Township, not the Developer.
- Ms. Gembusia and Mr. Rilk: The township staff and well as the solicitor will review the draft ordinance.

5 Questions to address

1. **Parkland and Open Space.** Is Parkland part of the 50% Open Space (specific to the RPD)?
2. **Open Space vs. Open Land.** Make sure the definitions are consistent.
3. **166 H** – Parkland or Open Space
4. **166-H Utilities specific to Parkland** (also looking at above ground and underground)
5. **When would subsection H (166-H) come into play?** When would a Developer build a park?

Next steps:

- November 24 – comments due
- December 1 – next Planning Commission meeting. Review ordinance and send to the Board of Supervisors to approve.

- Note – CRPC (Centre Region Planning commission) must review the document as well. (Mr. Rilk stated this will probably occur in February)
- Board of Supervisors open hearing in March

## STAFF REPORTS

Ms. Gembusia –

- Press conference today with Dr. Levine (PA Dept. of Health). Highlights include travel restrictions, 72-hour pre-travel testing or 14-day quarantine, new mask requirements (more restrictive).
- Future: looking at updating the current township Driveway ordinance. A draft will be available the beginning of the year.
- Township meetings will probably go 100% virtual soon.

## OPEN SPACE PRESERVATION BOARD LIASON REPORT

Mr. Nauman – the November meeting focused on where the board is going. How many acres in preservation? Goal – acquire more land or have we met the desired acreage? Goal – conversion of leases to permanent easements.

## CRPC BOARD LIASON REPORT

Mr. Meehan – highlights included the rezoning of the Harner farm property, increase in the closing of businesses in the region, and in-home daycares in Ferguson Township.

## BOARD OF SUPERVISORS LIASON REPORT

Ms. Gembusia – the budget is advertised and will be up for discussion at the December 10 Board of Supervisors meeting.

## ADJOURNMENT

Call for adjournment at 7:53 pm by Mr. Meehan. Motion was seconded by Mr. Martin and passed unanimously.

Next Planning Commission Meeting is scheduled for December 1, 2020.