



Halfmoon Township

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REGULAR MEETING PLANNING COMMISSION

April 20, 2021

PRESENT (all by video conference): CHAIRMAN LORIN NAUMAN, VICE CHAIRMAN ANDREW MEEHAN, SECRETARY JEFF MARTIN, JOE SOLOSKI, MARTY MEHRING, RICKY BATES, GEORGE STINE – PLANNING COMMISSION MEMBERS; Corey Rilk, Halfmoon Senior Planner/CRPA; and Denise Gembusia, Township Manager.

VISITORS: None.

CALL TO ORDER

Chairman Nauman called the meeting to order at 6:00pm.

PLEDGE OF ALLEGIANCE

All present recited the pledge of allegiance.

PUBLIC COMMENTS

None.

APPROVAL OF MINUTES

1. March 16, 2021 Planning Commission Meeting Minutes

Marty Mehring motioned to approve the March 16, 2021 Planning Commission meeting minutes as presented. The motion was seconded by Joe Soloski and passed unanimously.

REVIEW OF PLANS – None.

PROFESSIONAL DEVELOPMENT

The Planning Commission members introduced themselves to George Stine and Mr. Stine introduced himself to the other Planning Commission members.

2. Chapter 112 Driveways

Mr. Rilk stated the biggest discrepancy in the Driveway Ordinance allows for private roads. Mr. Rilk explained that the Subdivision and Land Development Ordinance (SALDO) does not allow for private roads.

Mr. Rilk questioned whether the Planning Commission wanted to make edits to the Shared Maintenance and Roadway Agreement or consider removing the option of shared driveways except for State Routes. Mr. Rilk explained that PennDOT requires shared driveways off State Routes. Manager Gembusia explained that due to the length of some shared driveways, there have been some 911 addressing issues. Manager Gembusia stated that due to those addressing issues, 911 communications is requiring that driveways be named and is becoming a problem for emergency services. Mr. Rilk commented that Kay Ty Lane, is a shared driveway that 911 communications required that it be named so part of these shared driveways are causing some of the private road issues.

Chairman Nauman questioned with the deletion of private roads and the decrease from the number of lots allowed on a shared driveway from four lots to two lots are we looking at eliminating shared driveways all together?

Mr. Rilk stated this is an option. Mr. Meehan questioned whether the PC was discussing eliminating new shared driveways. Mr. Rilk verified that it would be for new shared driveways except for any new driveways off State Routes.

Mr. Meehan questioned whether any consideration would be given if there was an existing driveway and they wanted to add another driveway, would it have to be brought up to township standards. Mr. Meehan stated this should be considered because this is going to come up.

Mr. Bates questioned whether there is any kind of continuum here where it absolutely does not make sense to consider those things in between. Ms. Gembusia questioned how you would make those distinctions. Mr. Bates stated in the past it was not a matter of applying for this or are the issues only 911 and maintenance or any condition.

Manager Gembusia stated it is not just a 911 or maintenance issue and explained how covenants, easements, and deeds must be recorded with shared driveways. Manager Gembusia asked the PC to consider what benefits and costs go into keeping shared driveways and to consider pre-existing, non-conforming lots. Manager Gembusia commented that the township gets asked to get involved in these agreements and it is not the townships responsibility, so it makes it easier if they are only responsible for their own driveway.

Chairman Nauman stated with SALDO requiring that all lots must abut a public road so he could see the benefit for not having shared driveways for future development. Mr. Nauman commented there may be issues with the line-of-sight requirements on plans and wondered if any other difficulties may arise that may cause issues. Chairman Nauman stated the driveway ordinance would need to be revised to match the public road requirements in SALDO. Mr. Nauman stated that we would need some waiver for pre-existing lots off private streets. Manager Gembusia explained section 112-7 explains how to apply for a waiver of the driveway ordinance.

Mr. Rilk mentioned that half the roads in the township are currently private. Manager Gembusia explained that any new subdivision requires road frontage off a public road. Manager Gembusia stated she and Mr. Rilk discussed what happens if there is a steep slope off a state road.

Mr. Rilk explained that staff will gather SALDO revisions as they come up and put them all together and will revise and hold a public hearing next year.

There was a discussion on what was previously amended in the driveway ordinance already.

Chairman Nauman inquired about section 215-24(H)(4) regarding estate lots. Chairman Nauman stated he thought that estate lots were no longer part of the RPD and questioned if they were eliminated. Manager Gembusia stated staff will research and report back at the next meeting. Chairman Nauman stated that if the estate lots have been eliminated than we would need to remove it from the driveway ordinance. Mr. Rilk will investigate the standards and get back to the PC regarding the changes.

Chairman Nauman inquired about section 215-16 regarding streets. Chairman Nauman commented that there are varying lengths for road requirements throughout SALDO for fire access roads, single

access roads with 16 lot maximum and single access road with cul-de-sacs. Chairman Nauman stated he would like to review and see how many residences would be allowed on a dead-end public street and have further discussion on firefighting requirements. Chairman Nauman would like to know if cul-de-sacs be allowed off 2,000-foot streets? Chairman Nauman would like staff to ask the fire chief for recommendations and/or possibly to come to a meeting?

Manager Gembusia reminded everyone that zoning was not codified yet, so you must click on new laws.

Chairman Nauman stated section 215-24(A)(2) in the RPD Design Standards in SALDO only requires one acceptable soil site and it should be two acceptable sites. Chairman Nauman commented it does not mention a secondary backup site. Mr. Rilk commented that he wondered if it was a DEP requirement too. Manager Gembusia stated staff will investigate this and get back to the PC.

Mr. Mehring questioned if there is a strategy to reduce the number of private roads over time. Mr. Rilk and Manager Gembusia explained how the SALDO no longer allows private roads, and that the Board of Supervisors does not have to take over any road that is being considered for dedication to the township. Manager Gembusia explained how the liquid fuels money from the state can be used for roads.

Mr. Rilk transitioned into the official map. Mr. Mehring stated we need to prioritize the PC's plan to help eliminate some of these issues regarding roads. Chairman Nauman mentioned that shared driveways create defunct HOA's, so nobody enforces the maintenance agreements. There was discussion on road ROW's and expenses to widen roadways. Chairman Nauman stated that one acre lots do not provide the density that would require curbs, sidewalks, etc. so developers go with lowest cost and narrow roads have popped up.

3. Official Map Discussion (continued)

Chairman Nauman stated that things were put in the eastern end in preparation for development. Chairman Nauman commented the map was done with Planner D.J. Liggett and included all the requirements for each type of land use. Chairman Nauman stated it was like they threw darts at a map, but they tried to put things next to other compatible uses. Chairman Nauman commented that some landowners did not want pathways and bike paths, but it was put on the map as 'wish list'. Chairman Nauman stated all the purple lines were for shared use bike paths. Mr. Rilk commented that with intermunicipal agreements, we do not have to provide for every use. Chairman Nauman stated the PC spent a lot of time on a map that really did not need to be done. Chairman Nauman stated that he wanted to keep the shared roadways on the map.

Mr. Rilk recommended that the PC should start by simply updating the lot lines from the subdivisions that have occurred since 2003/4 map. Mr. Meehan offered that it would be appropriate to put the small area plan approval and information on the map. Chairman Nauman commented that he was interested in putting wellheads from Hawbaker property on the plan if it was possible. Chairman Nauman stated that the dotted lines were for interconnectivity for ingress and egress if something tied up Route 550. Mr. Rilk stated he would see if he could find old planner's maps for the next meeting. Chairman Nauman stated that leased properties or permanently preserved properties should be included in the official map. Mr. Stine offered to look over the Hawbaker/Maloney plans to see what areas may not be developable or is protected. Chairman Nauman stated the riparian buffer area may also be a good idea to add, including all current roads and infrastructure.

STAFF REPORTS

4. Open Space Preservation Board Liaison Report

Chairman Nauman noted that the open space preservation board completed a rating scale for permanent preservation purchases and scored each of the properties whose owners were interested in permanent purchases. At the next meeting, the board will determine if the rating scale presented any shortcoming or conflicts, and then begin realistically determining what the township could purchase based on current budget numbers.

5. CRPC Board Liaison Report

Vice Chairman Meehan was unable to attend the last meeting, but Planner Rilk was in attendance and noted that the last meeting was a joint meeting between CRPC, The Public Services & Environmental Committee, and the Transportation and Land Use Committee. A draft resolution to designate May as bike month was forwarded to COG executive committee for inclusion on the general forum agenda for final action.

The State College Borough Water Authority gave a presentation on source water protection and will begin testing for microplastics. The University Area Joint Authority provided an update on beneficial reuse water, the residential solar project, and the odor management project. Tom Zilla provided updated on the actions of the CCMPO including the Long-Range Transportation Plan for State College Area connector and The Potters Mill Gap project. The entire joint meeting was recorded by CNET and can be viewed at: <https://bit.ly/3wzbLSH>.

6. Board of Supervisors Report

Manager Gembusia reviewed items up for discussion at the next Board of Supervisors meeting including the 2020 fiscal year audit, the public hearing for the parkland dedication ordinance, a discussion on the streetlight district ordinance, and the annual CPI adjustment for open space lessees.

Additionally, Manager Gembusia explained that the Planning Commission's recording secretary resigned, and that the Township is seeking a new recording secretary. If nobody is interested in the position, the minute taking will be the responsibility of the Planning Commission secretary.

ADJOURNMENT

The Chairman adjourned the meeting at 7:39pm.

The next meeting of the Halfmoon Township Planning Commission will be held on May 18, 2021. This meeting will be both virtual and in-person at the Community Center located at 100 Municipal Lane in Port Matilda, PA. However, registration for in-person and online attendance is required due to COVID-19 indoor gathering limitations. For information on how to register, please visit www.halfmoontwp.us or contact the township office at 814-692-9800.

Respectfully submitted,



Denise Gembusia
Township Secretary