



## Halfmoon Township

1948 Halfmoon Valley Road  
 Port Matilda, PA 16870  
 Phone: (814) 692-9800  
 www.halfmoontwp.us

### REGULAR MEETING PLANNING COMMISSION

June 15, 2021

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

**VISITORS:** Dorsey & Sherry Houtz.

#### CALL TO ORDER

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

#### PLEDGE OF ALLEGIANCE

All present recited the pledge of allegiance.

#### CHAIRMAN COMMENTS

Chairman Nauman called for a recording secretary.

#### PUBLIC COMMENTS

None.

#### APPROVAL OF MINUTES

1. *April 20, 2021 Planning Commission Meeting Minutes*

Mr. Mehring motioned to approve the April 20, 2021 Planning Commission meeting minutes as presented. The motion was seconded by Mr. Meehan and passed unanimously.

#### REVIEW OF PLANS

(Discussion Only) Mr. Houtz presented subdivision plans for tax parcels 17-1-9 and 17-1-9A. Discussion included plans for subdivisions, EMS two-point right of way, and zoning for possible coffee shop/vintage shop.

Manager Gembusia reminded the PC that this is a sketch plan and is not considered a submission and therefore does not fall under the submission deadlines of the MPC and is simply an opportunity to discuss any downfalls or obvious issues with the plan.

Mr. Meehan asked about road frontage.

Mr. Rilk stated that 25 feet is all that is required for frontage.

Chairman Nauman discussed SALDO and RPD requirements for roads and questioned road length and cul-de-sac requirements.

Mr. Rilk stated a review by the fire company would be required as long as the equipment could maneuver and the road would be brought up to public standard, and there were less than 16 lots on a single access street, there shouldn't be an issue, but it would be for the BOS to decide.

Mr. Rilk further stated that the flood plain may present an issue with buildable area with concern to the coffee shop.

Manager Gembusia stated the area may be too small to accommodate the structure, loading docks, parking, sewage, water, etc.

Mr. Rilk stated that since the subdivision is more than four lots one of the lots would need to be designed to RPD standards. The plan would also need to indicate plans for sprinkler fire suppression.

Mr. Houtz stated that he would install whatever needed installed to meet the standard.

Manager Gembusia questioned road access through the flood zone and that since the access road sub-base was approved in 2009, there would be a requirement to bring the access road to present standards.

Mr. Houtz stated he would upgrade as required.

Mr. Rilk reminded Mr. Houtz that since he's already subdividing, the plan would be need a note indicating that the subdivided lots would be restricted from further subdivision.

## **PROFESSIONAL DEVELOPMENT**

### ***1. Chapter 112 Driveways***

Mr. Rilk asked if the PC would prefer to go forward by repealing chapter 112 and adding a driveway section to the SALDO update or amend chapter 112.

Chairman Nauman asked if the state allows shared driveways and the township does not, could there be a discriminatory argument as to why the state allows the driveways but not the township.

Manager Gembusia stated that an allowance would be made for any preexisting, non-conforming laws. Plans approved prior to any change would fall under old ordinance requirements.

Mr. Mehring motioned to repeal chapter 112 and add a driveway section to the SALDO at a future date. The motion was seconded by Mr. Meehan and passed unanimously.

### ***2. Township Official Map***

Mr. Rilk presented the updated the proposed official map from what was to be adopted in 2018.

Manager Gembusia asked for suggestions to add, modify, or change information on the official map.

Mr. Rilk suggested to print 11 x 17 maps and make them available at the township office in order for PC members to make updates prior to next meeting.

3. **PC Objectives for Zoning Review**

Manager Gembusia and Mr. Rilk discussed:

- The role of the PC
- Preparation for a PC meeting
- MPC
- What is a zoning ordinance / problems
- Review plans to submit to BOS
- Plan review procedure
- Township staff responsibilities
- PC responsibilities
- Expectation

Mr. Rilk gave an overview/clarification of DEP public and private sewer systems.

Manager Gembusia asked if the township should allow for community sewer systems or community water systems within the residential district.

**STAFF REPORTS**

3. **Open Space Preservation Board Liaison Report**

Chairman Nauman stated that the Open Space Preservation Board meeting had been cancelled.

4. **CRPC Board Liaison Report**

Chairman Nauman attended the CRPC Board meeting. Clearwater Conservancy discussed preservation of critical habitat outside of the Centre Region. Harris Township discussed changing agriculture districts. Solar generation presentation discussed industrial solar generation fields.

Mr. Rilk added discussion about Act 537 plan.

5. **Board of Supervisors Report**

Manager Gembusia stated a review of the Halfmoon Acres Plan will need to be conducted using prior zoning requirements from 2018. The township movie night will be August 14, 2021. A community meet and greet will be held September 12, 2021 with various organizations and resources.

**ADJOURNMENT**

The Chairman adjourned the meeting at 7:48pm.

The next meeting of the Halfmoon Township Planning Commission will be held on July 20, 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](http://www.halfmoontwp.us) or contact the township office at 814-692-9800.

Respectfully submitted,

Jeff Martin  
Planning Commission Secretary