



## Halfmoon Township

1948 Halfmoon Valley Road  
Port Matilda, PA 16870  
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### REGULAR MEETING PLANNING COMMISSION

September 21, 2021

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

**VISITORS:** Mark Maloney

#### CALL TO ORDER

Chairman Nauman called the meeting to order at 6:04pm.

#### PLEDGE OF ALLEGIANCE

All present recited the pledge of allegiance.

#### CHAIRMAN COMMENTS

None.

#### PUBLIC COMMENTS

None.

#### APPROVAL OF MINUTES

1. April 20, 2021, Planning Commission Meeting Minutes

Mr. Meehan motioned to approve the June 15, 2021, Planning Commission meeting minutes as presented. The motion was seconded by Mr. Martin and passed unanimously.

#### REVIEW OF PLANS

(Discussion Only) Mr. Maloney (Property Owner) presented preliminary subdivision plans for Half Moon Acres. The plan proposes a 71-lot subdivision along Halfmoon Valley Road near the eastern border with Patton Township for single-family residential dwellings with public streets, public sewer, and public water. The area is zoned A1 and falls within the Rural Preservation Development (RPD) Standards, Option 1 – Neighborhood Lots. Due to legal litigation the Township is required to review the plan using the code in place during the time of initial submission (2018).

Ms. Gembusia (Manager) informed the PC that due to the timeline certain aspects of the plan and sewage planning module would need to be updated. She stated that she had written a letter that the plan was an incomplete submission, however upon legal review the plan was deemed complete. The letter outlined issues with the sewage planning module, as well as some initial SALDO and Zoning comments.

Mr. Maloney discussed the Centre Region Planning Agency (CRPA), Zoning, and Township Staff letters, which outline deficiencies with the proposed plan.

Mr. Maloney stated that Pennsylvania Department of Environmental Protection (PADEP) was not requiring Pennsylvania Historical & Museum Commission's (PHMC) clearance to approve the sewage module. He stated that PADEP gives jurisdiction to the home municipality to decide if the PHMC requirements need to be upheld.

Mr. Rilk (Township Planner) asked for a copy of the PADEP correspondence.

Mr. Maloney stated that he would have his engineers send over whatever correspondence they had with PADEP.

Mr. Maloney stated that the updated Pennsylvania National Diversity Inventory (PNDI) search results were initiated on July 30, 2021. As of August 2, 2021, the Fish & Boat Commission noted that there is a potential impact. He is currently waiting on the Department of Conservation of Natural Resources (DCNR) response.

Mr. Maloney stated that he will reach out to Cory Warner (SEO) for clarification on his soil requirements. Mr. Rilk stated that he would send out an introduction email to Mr. Warner with Mr. Maloney being attached to the email.

Mr. Maloney stated that he reached out to the State College Borough Water Authority (SCBWA) and Steve would supply a new letter stating that they could supply the proposed subdivision with potable water. This is a requirement of the sewage planning module. He added that they would be meeting again to discuss water tank sizing.

Mr. Maloney stated that he would add a note to the plan, restricting further subdivision of the parent tract.

Mr. Rilk stated that the sewage planning module states that it impacts wetlands. Mr. Maloney said he would refer the question to his engineers for clarification.

Mr. Maloney then started to comment on non-sewage related issues with the plan. Mr. Maloney stated that he had no intentions of further subdividing the lots. Mr. Maloney stated that he would add a note to the plan, restricting further subdivision of the parent tract.

Mr. Maloney stated that he understands that the proposed sewage treatment plant requires a conditional use application. He said he would refer it to his engineers.

Mr. Maloney questioned if the Parkland Dedication was required in addition to the open land requirements. Mr. Rilk explained that it was in addition to the required open land, however there is a fee-in-lieu option. Mr. Maloney asked if the land dedication or fee-in-lieu could be completed during a different phase of the plan. Ms. Gembusia stated that the township is only required to view the plan as submitted. The plan was not submitted as phased plan and speaks only to the development north of S.R.550. Mr. Maloney questioned if the fee in lieu and land dedication fees could be split, half and half. He said he would communicate with Corey Rilk about how he'd like to handle this proposal.

Ms. Gembusia asked if the scoping plan had been submitted to PennDOT. Mr. Maloney stated that his engineer will submit a letter to PennDOT for clarification on a TIS / scoping study, but this has not been completed yet.

Ms. Gembusia stated that a phasing plan was not submitted with this preliminary plan and that Patton Township did not have a current approved plan for the section of the plan in the Township. Ms. Gembusia

asked if the plan had been submitted in Patton Township. Mr. Maloney stated that it had not been submitted yet. He then stated that Patton Township wanted the plan to be approved by Halfmoon Township first considering the proposed sewage treatment facility was located within Halfmoon Township. Ms. Gembusia questioned whether it was appropriate to resubmit a plan application in Patton Township in conjunction with the submittal of the plan in Halfmoon Township.

Mr. Bates asked for clarification on the plan's status in Patton Township. Mr. Maloney responded that the plan had been conditionally approved in Patton Township but was withdrawn due to inactivity in Halfmoon Township. He stated that presently the plan was not approved in Patton Township.

Mr. Maloney asked about allowing on-street parking and how/if that could be achieved. Mr. Rilk stated that Township streets and roads do not allow for on-street parking, however since the parking issue is in SALDO, a waiver may be allowed by the Board of Supervisors (BOS), however Mr. Rilk stated he does not speak for the BOS.

Mr. Maloney inquired to the number of lots allowed on a single access street. Mr. Rilk responded that 16 lots are allowed on a single access street, however a single access street system allows for 24 lots. Mr. Rilk stated that since the plan provides no secondary access that the maximum number of lots allowed is 24.

Mr. Stine requested that some of the lots appear to have steep slopes which would restrict buildable area. He asked that each lot's buildable area be shown on the plan. Mr. Maloney stated that he would work with his engineers on the process.

Mr. Nauman stated that if there is no approval in Patton Township the roadway is considered a single access street system which requires a boulevard style entrance. Mr. Maloney said he would discuss the looped roads and cul-de-sacs with his engineers.

Mr. Maloney stated that he was unsure as to which of the 24 lots he would develop first. He stated that he believes 4 lots will be impacted by the Riparian Buffer requirements. Mr. Rilk clarified that zone 1 is a 35 foot buffer and that zone 2 is a 100 foot buffer.

Mr. Maloney stated that his sewage treatment facility would follow the standards set forth in the Domestic Wastewater Facility Manual, which allows for flows less than the required 400 gallon per day typical requirement. Mr. Rilk stated that he would need documentation from PADEP stating such. Mr. Maloney stated that HRG based the calculation on the 2010 census with an assumed 2.3 persons per household.

Mr. Maloney requested a timeframe for the Planning Commission's (PC) comment letter. Mr. Rilk stated that he would compile the PC's comments and supply them to Mr. Maloney in a timely manner.

Mr. Nauman stated that the Estate Lots proposed more than the allowed number of driveways. Mr. Maloney stated that a waiver was supplied previously stating such. Mr. Rilk stated that Township Staff would review the waiver and report back to the PC.

Mr. Maloney stated that he was interested in open land banking and that he would like to bank land in one area. Mr. Maloney mentioned crossing S.R.550 and banking land for that parcel. Ms. Gembusia stated that the land south of S.R.550 is not being developed as part of the currently submitted plan and therefore will not be considered as being developed despite any concept idea to do so in the future.

Mr. Nauman asked if the property was all on one deed. Mr. Maloney stated that it was multiple lots. Mr. Nauman stated that as per Township RPD, each lot requires 50% open space.

Mr. Meehan stated that Mr. Maloney needs to account for each property's 50% open space. Mr. Nauman again stated that each deeded property would be required to follow the RPD and open land requirements.

Mr. Nauman questioned the need for a TIS. Mr. Rilk stated that 2018 Township Code can require a TIS for any new subdivision. Mr. Rilk stated that since the development would require a PennDOT HOP that a requirement for the TIS may be requested by the State.

Mr. Rilk stated that is next PC meeting is October 19, 2021, and that the plan would be an action item. Mr. Maloney stated that he in attendance via Zoom and have his engineer attend in person.

## PROFESSIONAL DEVELOPMENT

N/A

## STAFF REPORTS

### 1. Open Space Preservation Board Liaison Report

Mr. Nauman stated that the Board did not meet. He stated that in previous meetings the Board was reaching out to other municipalities for thoughts on prioritizing properties and funding for the program.

Ms. Gembusia stated that she had updated the calculations for funding that program. She stated that the CPI used to project the payments had been incorrect. She stated that future funding for the program may become an issue, but there are funding options available.

### 2. CRPC Board Liaison Report

Mr. Meehan stated that the CRPC did not meet in September. He stated that at previous meetings inclusionary housing was discussed.

### 3. Board of Supervisors Report

Ms. Gembusia stated that at the next meeting the BOS would be discussing pension funds per Act 205 of 1984. Additionally, the Township received Foreign Fire Relief, which was lower than anticipated. The Airport Authority has requested funding from local municipalities to expand flights. The BOS will be discussing trick or treat night designation. She stated that Township Budget meetings would be beginning in October.

## ADJOURNMENT

The Chairman adjourned the meeting at 8:07pm.

The next meeting of the Halfmoon Township Planning Commission will be held on October 19, 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,



Corey L. Rilk  
Halfmoon Township Planner