



Halfmoon Township

1948 Halfmoon Valley Road

Port Matilda, PA 16870

Phone: (814) 692-9800

www.halfmoontwp.us

REGULAR MEETING PLANNING COMMISSION

October 19, 2021

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

ABSENT: Joe Soloski

VISITORS: (by video conference) Mark Maloney, (in person) Steve Kirsch P.E, Herbert, Rowland & Grubic (HRG), and Evan (HRG)

CALL TO ORDER

Chairman Nauman called the meeting to order at 6:03pm.

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 September 21, 2021, Planning Commission meeting minutes as presented. The motion was seconded by Mr. Mehring and passed unanimously.

REVIEW OF PLANS

Mr. Kirsch (HRG) stated that HRG had started to review the previous comment letters supplied by Township Staff, Planning Commission, and the Centre Regional Planning Agency (CRPA). They had previously been involved as the Wastewater Engineer representing Mr. Maloney and now would be transitioning the entire plan process from Penn Terra Engineering. He stated that they have started to gather the needed updates to the sewage planning module (I.e. State College Borough Water Authority (SCBWA) letter and National Pollutant Discharge Elimination System (NDPES) permit).

Mr. Kirsch stated that HRG is in the process of reaching out to PennDot for the Highway Occupancy Permit (HOP). They expect to hear back from PennDot within the next few days. He stated that they have soil testing setup with the Sewage Enforcement Officer (SEO) later this month. He plans to reach out to Patton Township and Worth Township for Plan review. He stated a wetland delineation for the driveway stream crossing will be completed within the near future.

Mr. Kirsch stated that the goal for the meeting tonight was to show that HRG and Mr. Maloney are making progress on the plan.

Mr. Nauman stated that he was concerned about the buildable area for the lots. He stated that some of the lots toward the hillside seem to have steep slopes which would reduce the building envelope. Mr. Kirsch stated that one of the comment letters received by HRG stated that comment, but HRG had not yet had a chance to properly address most of the comments. Mr. Maloney stated that he has spoke with Penn Terra and that the building envelope could be adjusted.

Ms. Gembusia asked for updated drawings. Mr. Kirsch stated that they had just received the Penn Terra drawings and had not had a chance to update them.

Mr. Rilk questioned the sewage planning which requires 150 lots to reduce the anticipated sewage flow to 100 gpd. He stated that since this plan only references 71 lots it will be difficult to complete the planning module. Clarification from The Pennsylvania Department of Environmental Protection (PADEP) will be required. Mr. Kirsch stated that they would make Patton Township aware of the sewage planning prior to moving the plan forward. Mr. Rilk stated that the planning module, if approved, would be a conditional approval with Patton Township approving the module as well. Mr. Maloney stated that is the way that he understands it to be.

Ms. Gembusia questioned the secondary access point. Mr. Kirsch stated that once the plan was approved in Patton the secondary access point would be provided for. Mr. Rilk stated that at this point, since no plan has been approved or submitted in Patton Township, Halfmoon Township Staff considers the plan to be a single access plan. Mr. Maloney stated that he could provide the previously approved Patton Plan, which has been withdrawn, as a reference point for this plan.

Mr. Maloney stated that he will add a note to the plan stating that the number of lots will be limited until a secondary access point in Patton Township can be provided for.

To provide for clarity, Ms. Gembusia stated that Mr. Maloney does not have an approved plan in Patton Township.

Mr. Nauman asked if the secondary access point could be a gravel lane extending from Patton Township or would the road need to be up to Township standards? Mr. Soder stated that the road would need to be completed to current Patton Township public road standards. Mr. Nauman stated that a boulevard style entrance should be completed since there is no guarantee of Patton Township approval.

Mr. Nauman inquired about the number of lots allowed on single access street systems. Ms. Gembusia stated that 24 lots are permitted, however both Picnic Terrace and Asyperian Drive both exceed that number. Mr. Nauman inquired as to how the sewage would be handled if only 30 lots were developed considering that cost of building the package treatment plant. Mr. Kirsch stated that the plan would require the treatment plant sized large enough to handle the plans proposed dwelling units and flows.

Mr. Rice stated that he spoke with Mr. Maloney's attorney. He stated that they had briefly discussed the number of lots and would continue discussions in the near future. He stated that many of the plan's issues could be dealt with as notes on the plan.

Mr. Meehan asked if the road needed to be built prior to building the additional lots. Mr. Soder stated that before the plan was recorded the developer would post surety for the road construction.

Mr. Gembusia spoke about the Parkland Dedication/Fee-in-Lieu option. She stated that she has never seen a combination of both fee-in-lieu and land dedication, however the developer (Mr. Maloney) could request that option to the Board of Supervisors. Mr. Maloney stated that his attorney stated that 50% of the required parkland requirement could be part of the RPD open space requirement. Ms. Gembusia inquired as to where the parkland would be located. Mr. Maloney stated that his engineers would be responsible for locating the parkland in an appropriate place.

Mr. Rilk noted that Sheet 5 proposes that one of the retention basins will be used as open space. This use must be approved by the Board of Supervisors, prior to plan approval.

Ms. Gembusia questioned the necessity of the cul-de-sac on Picnic Terrace. Mr. Maloney stated that road standards for the loop road would not be able to be met due to steep slopes. Mr. Maloney stated that he would have his engineers review the road options.

Ms. Gembusia stated that with the underlying issues with the plan not yet being answered, she recommended the PC table the item until all comments have been addressed. She also stated that the SCBWA should review the plan. Mr. Maloney stated that the SCBWA would receive an updated plan.

Mr. Kirsch stated that two copies of the updated plan will be supplied to the Township. Ms. Gembusia also requested an electronic copy. Mr. Soder requested an updated plan as well as responses to the comment letters previously submitted.

Mr. Nauman requested a motion to table the plan. Mr. Mehring motioned to table the plan. The motion was seconded by Mr. Meehan and passed unanimously.

PROFESSIONAL DEVELOPMENT

N/A

STAFF REPORTS

1. Open Space Preservation Board Liaison Report

Ms. Gembusia stated that the Township received an application for approximately 40-acres near Way Fruit Farm. The application requested a 99-year lease with a ten-year advance.

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 he was unable to attend the October meeting. Mr. Rilk reported that the topics discussed included affordable housing initiatives and the 2023 Regional Comp Plan.

3. Board of Supervisors Report

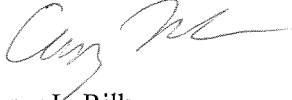
Ms. Gembusia stated that at the next meeting the BOS would be discussing a moratorium on the Open Space Program until other funding options have been properly explored. In addition, she stated that the PC would be eligible for more training next year. Other items on the agenda include the COG budget and appointment of the Township Auditor.

ADJOURNMENT

The Chairman adjourned the meeting at 7:05pm.

The next meeting of the Halfmoon Township Planning Commission will be held on November 16, 2021. This meeting will be both virtual and in-person at the Community Center located at 100 Municipal Lane in Port Matilda, PA. For information on how to register, please visit www.halfmoontwp.us or contact the township office at 814-692-9800.

Respectfully submitted,



Corey L. Rilk
Halfmoon Township Planner

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