



Halfmoon Township

100 Municipal Lane
 Port Matilda, PA 16870
 Phone: (814) 692-9800
 www.halfmoontwp.us

REGULAR MEETING PLANNING COMMISSION

APRIL 18, 2023

PRESENT: (in person) Chairman Andrew Meehan, George Stine and Mark Hartle. Other Staff in Attendance; Mark Boeckel, CRPA and Amy Smith, Halfmoon Twp Clerk, (by video conference) Nicole Harter

ABSENT: David Pick, Rick Bates, Mr. Zack Rice, Solicitor

VISITORS: Rose Ann Hoover, Halfmoon Twp BOS, Donna Hughes and Charles Jones, citizens, (by Zoom) Reed Moyer, citizens

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

All present recited the pledge of allegiance.

CHAIRMAN COMMENTS

None.

PUBLIC COMMENTS

None.

APPROVAL OF MINUTES

1. February 21, 2023, Planning Commission Meeting Minutes

Mr. Meehan motioned to approve the February 21, 2023 PC meeting minutes as presented. The motion was seconded by Mr. Stine and passed unanimously.

BUSINESS

A. REVIEW OF SALDO AND ZONING ORDINANCES

Mr. Boeckel stated that he has prepared a PowerPoint presentation that outlines the review of two Chapters with issues identified and possible remedies provided. Staff would like to get feedback from the PC and BOS on how to proceed and direction on the changes.

Mr. Boeckel stated that the first item for discussion is the Sewers and Sewage Disposal Chapter and the Agricultural and Residential Districts.

Mr. Boeckel stated the Twp adopted Centre Region Act 537 Plan which regulates sewage disposal in the Twp. The Twp is outside of the Region's sewer service area and therefore on lot septic is the alternative for sewage disposal. For subdivisions over 15 lots, a community on lot system (COLDS) is required. Any Alternative Public Wastewater System is prohibited.

Mr. Boeckel stated that the ordinance needs to be revised to add additional definitions, to add the language from the implementation agreement regarding COLDS and Alternative Public Wastewater Systems and to remove the conditional use language in the Agricultural and Residential zoning districts.

Mr. Boeckel stated that the next item is the Rural Preservation Design (RPD) standards. These are the ordinances that regulate residential development in the Agricultural district. The current regulations allow for residential lots on agricultural land determined by a yield plan and has a 50% open space requirement and requires one septic system location. The lots can be single family, two family and multi-family but cannot exceed the yield plan. The open land is permanently restricted from further subdivision and permits conservation and recreational uses. There are no specific requirements on what the open space must contain.

Mr. Boeckel stated that the current regulations do not protect farmland and other resources from development. Open space needs to be defined to ensure that is usable, limit what can be within it and to provide a benefit to the community. The current ordinance needs to be updated to manage growth consistent with the Twps. goals.

The PC agreed that the Twp needs to obtain quality open space, preserve a percentage of farmland, manage growth and keep the rural nature of the Twp thru the RPD ordinances and requested Mr. Boeckel to proceed.

PROFESSIONAL DEVELOPMENT

None

STAFF REPORTS

None

OPEN SPACE PRESERVATION BOARD LIAISON REPORT

None

CRPC BOARD LIAISON REPORT

None

BOARD OF SUPERVISORS LIAISON REPORT

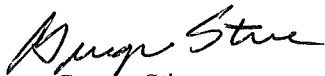
None

ADJOURNMENT

Mr. Stine made a motion to adjourn. The motion was seconded by Mr. Hartle and passed unanimously. The meeting was adjourned at 6:57 pm.

The next meeting of the Halfmoon Township Planning Commission will be held on May 23, 2023. 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,



George Stine
Halfmoon Township Planning Commission Secy