



Halfmoon Township

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

REGULAR MEETING PLANNING COMMISSION

June 20, 2023

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

ABSENT: Chairman Andrew Meehan

VISITORS: Rose Ann Hoover, Halfmoon Twp BOS, Charles Jones, citizen, (by Zoom) Reed Moyer and Ginger Breon, citizens

CALL TO ORDER

Vice Chairman Mr. Bates 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. *April 18, 2023, Planning Commission Meeting Minutes*

Mr. Stine motioned to approve the April 18, 2023 PC meeting minutes as presented. The motion was seconded by Mr. Hartle and passed unanimously.

BUSINESS

A. REVIEW OF SALDO AND ZONING ORDINANCES

- a. Mr. Boeckel provided a brief presentation on the rural zoning changes that have occurred in Harris Twp. The planning process began with a thorough review of the twp.'s rural zoning districts. Then a detailed analysis of what type of uses the Twp envisioned in areas of the Twp and what resources does the Twp want to protect in the Twp, The final outcome was the creation of 3 new zoning districts and 1 existing district was revised. The zoning ordinances were then prepared to state the regulations in each district.

Mr. Hartle asked how the citizens reacted to the zoning changes. Mr. Boeckel stated that the citizens were included in the process with meetings and online information. It has been received without many issues.

- b. Mr. Boeckel stated that a review and discussion of the informal plan requirements are necessary in the Rural Preservation Design (RPD) standards. The current regulations require the use of a yield plan to determine the number of lots that can be developed on a property. The informal plan shows

the roads, the lots, the septic system locations and must minimize impacts on stated environmental and conservation areas. The ordinance is not concise with the vague wording of “to minimize impacts” and should be revised to state the restrictions in these areas. The ordinances need to define when the informal plan is to be submitted, how it will be reviewed and what approvals it provides to the applicant. The yield plan determines how many lots could be developed on a property, a more detailed list of areas to be protected needs to be created and what the requirements the open space needs to satisfy needs to be defined.

The PC members agreed to keep the yield plan process and to revise the ordinances to clearly state the restrictions of development.

- c. Mr. Boeckel stated that Staff has completed a draft of an updated Agricultural zoning district and would like to discuss several issues. The first is whether the intent statement for the district is consistent with the Twp’s vision for the future. The PC members agreed that the statement is good, it states a balance between agricultural uses and residential development while keeping a rural nature of the Twp.

Mr. Boeckel stated that once the intent is established then what uses are allowed and at what densities are then determined. Staff prepared a chart with permitted uses, minimum lot sizes, conditional uses, accessory uses, lot coverage, lot width and setbacks. This chart is for discussion and to receive feedback from the PC. The permitted uses do not include all of the current uses but are typical of the agricultural district intent. There is limited commercial uses in the current ordinance but it must be in existing farm structures and can be used for any permitted use that’s in the Commercial district. This could create issues with adjacent property owners and needs further discussion and feedback. There is also limited industrial uses in the current ordinance. This needs to be reviewed and determine if they should be permitted in the Agricultural district. The PC members agreed that they needed additional time to review the chart and the information provided to bring feedback to Staff.

Mr. Boeckel stated that there are several large properties in the Residential and Village districts that are currently being farmed and the Twp may wish to consider changing these properties to Agricultural. The PC members agreed to review this and provide feedback to Staff.

PROFESSIONAL DEVELOPMENT

None

STAFF REPORTS

None

OPEN SPACE PRESERVATION BOARD LIAISON REPORT

None

CRPC BOARD LIAISON REPORT

None

BOARD OF SUPERVISORS LIAISON REPORT

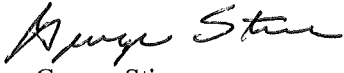
None

ADJOURNMENT

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

The next meeting of the Halfmoon Township Planning Commission will be held on July 18, 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,

A handwritten signature in cursive script that reads "George Stine".

George Stine
Halfmoon Township Planning Commission Secy

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