



Halfmoon Township

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

REGULAR MEETING PLANNING COMMISSION

July 18, 2023

PRESENT: (in person) Chairman Andrew Meehan, Vice Chairman Rick Bates, George Stine and Chip Jones. (on zoom) Mark Hartle. Other Staff in attendance; Mark Boeckel, CRPA and Amy Smith, Halfmoon Twp Clerk.

ABSENT: Nicole Harter, Zoning Officer

VISITORS: Reed Moyer, Open Space Preservation Board member

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

All present recited the pledge of allegiance.

CHAIRMAN COMMENTS

Mr. Meehan welcomed Mr. Jones to the Planning Commission.

PUBLIC COMMENTS

Mr. Moyer would like to see the preservation of good open space. thru the zoning and SALDO ordinances. This would supplement their open space program.

APPROVAL OF MINUTES

1. June 20, 2023, Planning Commission Meeting Minutes

Mr. Stine motioned to approve the June 20, 2023 PC meeting minutes as presented. The motion was seconded by Mr. Bates and passed unanimously.

BUSINESS

A. REVIEW OF SALDO AND ZONING ORDINANCES

a. Review of Rural Preservation Design Standards

1. Informal Plan Requirements

Mr. Boeckel stated that the informal plan or yield plan must be prepared to identify the total number of dwelling units permitted to be developed on a property. Lots at 60,000 sf could be used for this plan and would not include streams, floodplains, wetlands and areas of steep slopes. The plan determines the maximum number of lots than can be developed on the property. Staff recommends that the informal plan requirements be simplified so they are clear and enforceable.

The PC members agreed on the comments provided and directed Staff to proceed with their recommendations.

2. Residential Lot Requirements

Mr. Boeckel stated that the RPD Standards state that 50% of the property must remain as open space and the number of dwelling units identified in the informal plan can be located in the other 50% of the property. The existing RPD Standards lack a minimum lot size for

any proposed residential lot. Staff recommends a minimum size of 20,000 sf, lot width of 100', maximum impervious coverage of 40% and minimum front, side and rear lot dimensions of 20', 20', 50'.

The PC members requested Staff to increase the minimum lot size to 22,000 sf and to keep the existing front yard requirement of 30'.

3. Open Land Requirements

Mr. Boeckel stated that the ordinances lack clear requirements for the configuration of the open land and for what resources would be contained within. Staff recommends that a minimum open land lot width of 300' be a requirement and that open land lots should be located adjacent to other open land lots with a minimum common boundary width of 100'. The existing list of resources to be incorporated in the open land was reviewed and discussed and priorities will need to be designated to protect the resources that the Twp wishes to preserve.

The PC members agreed that the preservation of prime agricultural soils, farmland soils and natural resource conservation should be a high priority and an area requirement needs to be determined for a percentage of the open land.

4. Open Land Uses Permitted

Mr. Boeckel stated that the existing ordinance lists a lot of items and could be reduced to the first 7 items (1. agricultural uses, 2. conservation of water, soil, forest and wildlife resource areas for potable water use and areas for treatment of wastewater discharges, 3. Conservation of open land in a natural state, 4. An estate lot, 5. Noncommercial recreation areas, 6. Storm water management areas, 7. Neighborhood open land uses)

The PC members discussed the septic disposal fields, storm water management areas and potable water wells and agreed to exclude them as a use in the open land.

b. Review of Commercial Uses in the Agricultural Zoning District

Mr. Boeckel stated that commercial uses are permitted in the Agricultural District within existing agricultural structures built prior to 1996. There are existing agricultural structures in the Twp that could be used for commercial purposes but to bring them up to building code requirements for a commercial structure may be difficult and expensive. If this provision is to remain in the ordinance, than the existing allowable uses needs to be reviewed and revised. Also, parking, setback and other requirements would need to be added to limit the potential impacts to adjacent properties.

The PC members agreed to keep this in the ordinance and reduced the list of uses to retail store, personal service shop, appliance repair shop, restaurants with size limits and B&B's with size limits.

c. Potential Zoning District Boundary Amendments and Zoning Updates

Mr. Boeckel stated that Staff has prepared a map to reflect the zoning boundaries and the current land use of the properties. The intent is to match the zoning revisions with the zoning boundaries with the goals of the Twp for future development. Staff will be looking at possible zoning boundary revisions to present to the Twp.

The PC members agreed to review these revisions and provide feedback.

PROFESSIONAL DEVELOPMENT

None

STAFF REPORTS

None

OPEN SPACE PRESERVATION BOARD LIAISON REPORT

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Mr. Moyer stated that the last meeting was jointly held with the BOS. They focused on the financial situation to acquire new properties and to move the existing properties from lease to ownership.

CRPC BOARD LIAISON REPORT

Mr. Meehan stated that the CRPC recommended the approval of several sewage changes that will not impact the Twp.

BOARD OF SUPERVISORS LIAISON REPORT

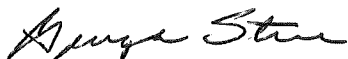
None

ADJOURNMENT

Mr. Bates made a motion to adjourn. The motion was seconded by Mr. Stine and passed unanimously. The meeting was adjourned at 7:38 pm.

The next meeting of the Halfmoon Township Planning Commission will be held on August 15, 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

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