

## Halfmoon Township

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

### REGULAR MEETING PLANNING COMMISSION

October 17, 2023

**PRESENT:** (in person) Chairman Andrew Meehan, Vice Chairman Rick Bates, George Stine and Chip Jones. Other Staff in attendance; Amy Smith, Halfmoon Twp Clerk, (on zoom) Nicole Harter, Zoning Officer.

**ABSENT:** Mark Hartle

**VISITORS:** Lily Dorf and Mo Almo, PSU students

#### 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 stated that Mr. Boeckel is no longer with CRPA and he will be missed and was extremely helpful with the PC.

#### PUBLIC COMMENTS

None

#### APPROVAL OF MINUTES

1. September 26, 2023 Planning Commission Meeting Minutes

Mr. Stine motioned to approve the September 26, 2023 PC meeting minutes as presented. The motion was seconded by Mr. Bates and passed unanimously.

#### BUSINESS

##### A. Review of Rural Preservation Design Standards

Mr. Meehan stated that the PC would discuss Mr. Boeckel's July 18, 2023 memo in reference to the Rural Preservation Design Standards. This had been reviewed before with Mr. Boeckel, but in his absence, it would need to be re-reviewed by the PC.

Mr. Stine stated that the yield plan was previously agreed to include lots at 60,000 sf and exclude streams, wetlands, floodplains, and areas of steep slopes. Mr. Bates questioned what the size of the area of steep slopes is and that this should be clearly stated.

Mr. Meehan stated that we are keeping with the 50% open space requirement and would add a minimum lot size requirement of 22,000 sf.

Mr. Meehan stated that adding a minimum width of 300' for open land and a common boundary of 100' would correct some of the past problems of open land. The existing list of protected resources for the open land and in what priority order they should be listed was reviewed and discussed. It was also discussed that minimum percentages of prime agricultural soils and forest lands should be required for open land if the property to be developed has such areas.

Mr. Meehan stated that the list of permitted uses of open land was reviewed and discussed. Agricultural uses on a minimum of 10 acres, an estate lot for one dwelling, conservation of the land in a natural state and noncommercial recreational areas would be allowed. Mr. Jones stated that a buffer area between agricultural areas and future residential could be used for open land to protect the Ag owner. MS Harter stated that Patton Twp has an ordinance for buffer yards that protect ag uses from residential uses and is typically stated on the deed and the lot owner owns the buffer and is required to do the maintenance. Mr. Meehan stated that this could be done in the SALDO, however it would not count toward the open land requirement.

Ms. Smith stated that they have enough direction to move forward and prepare a draft to incorporate the revisions and present it to the PC.

**PROFESSIONAL DEVELOPMENT**

None

**STAFF REPORTS**

Ms. Smith stated that they are in the process of collecting applications for the Ag Security Area that are due by November 2, 2023 and after review this will come before the PC. This is a County program where the property owner has a minimum of 11 acres and meets certain criteria. They can then become part of the Ag Security Area and it provides certain benefits. This Area is reviewed every 7 years by the Twp.

**OPEN SPACE PRESERVATION BOARD LIAISON REPORT**

None

**CRPC BOARD LIAISON REPORT**

Mr. Meehan stated that they had a joint meeting with LUCI to discuss the budget and the lack of existing staffing.

**BOARD OF SUPERVISORS LIAISON REPORT**

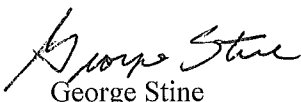
None

**ADJOURNMENT**

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

The next meeting of the Halfmoon Township Planning Commission will be held on November 21, 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](http://www.halfmoontwp.us) or contact the township office at 814-692-9800.

Respectfully submitted,



George Stine  
Halfmoon Township Planning Commission Secy