



# TOWNSHIP OF HALFMOON

497

100 MUNICIPAL LANE · PORT MATILDA, PA 16870

TELEPHONE : (814) 692-9800

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## HALFMOON TOWNSHIP PLANNING COMMISSION

### MEETING MINUTES

MAY 21, 2024

6:00 PM

#### 1. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mr. Stine called the meeting to order at 6:02pm.

In attendance at this meeting were: George Stine, Joe Tylka, Chip Jones, Rose Ann Hoover, Amy Smith, Meagan Beck and Cory Rilk on zoom.

#### 2. OPENING ANNOUNCEMENTS

Mr. Stine announced that he will no longer be doing roll call at the start of the meetings. Mr. Jones asked if there will be note of who attended the meetings in the minutes. Ms. Beck assured him that she will continue to keep note of the attendees.

Mr. Stine announced that Mr. Rick Bates is no longer on the PC and thanked him for his service. He then welcomed Mr. Joe Tylka as the new member taking Mr. Bates' place.

Mr. Tylka gave a short introduction stating he has lived on Marengo Road off and on since 2000 and full time since 2008. He attended PSU, though he is originally from Mount Pleasant, PA, and had a career in banking that took him all around the world. He was previously on the PC and OSPB but left around 2014 and 2020 respectively. He is happy to be back on the PC and help out however he can.

#### 3. PUBLIC COMMENTS

NONE

#### 4. APPROVAL OF MINUTES

- Mr. Jones made a motion to approve the minutes from the April 16, 2024 Planning Commission meeting. Ms. Hoover seconded the motion. All are in favor; motion carried.

#### 5. REVIEW OF RURAL PRESERVATION DEVELOPMENT (RPD) AMENDMENTS

Mr. Rilk went over the memo of RPD amendments previously discussed by the PC. Going down the list, he stated that, according to state law, the township isn't allowed to restrict the size or use of ag land, and because of that the language on the document was reworded.

Mr. Jones wanted clarification that there isn't a minimum allowance of 10 acres, and Mr. Rilk responded that if they allow agricultural uses then they must allow them on any sized property.

Mr. Stine asked what the phrasing "one lot" meant in the amendment J(8). He asked if it meant one geographic area.

Mr. Rilk agreed that yes, it would be one parcel of land.

Mr. Stine then noted that some of the township properties on Rt. 550 have land on both sides of the road, and asked if that would be considered one lot for tax purposes.

Mr. Rilk stated that Rt. 550 is not a de facto property line so the property can exist on both sides of the road.

Mr. Rilk went on to state that Mr. Boeckel said it would be wise to amend the Yield Plan Minimum Lot area to 43,560 sq ft (1 acre) to make it more congruous with the Zoning Ordinance and that Township Staff recommend keeping Open Land Requirements as originally recommended.

Ms. Smith stated that the PC can choose whatever percentage they want to use for open land requirements.



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Mr. Stine commented that the PC decided to not allow retention basins in open land, and that allowance needs to be removed.

Mr. Jones asked if a developer or homeowner association would own the open land.

Ms. Smith stated that storm water basins are included in the Trotter Farms Homeowners Association, so they are required to have a maintenance agreement. This could be a requirement if the PC wants to include storm water basins.

Mr. Stine wanted the PC to decide on percentage for open land requirements. He suggests 40% of class I and II soils that exist on the tract.

Mr. Rilk noted that there might not be class I and II soils on a property.

Mr. Stine said that the document requires 50% of the land must be open land and asked if the property doesn't have prime ag soil, then what can the property owner give.

Mr. Rilk said that there are always going to be loopholes with percentages.

Mr. Stine suggested the PC take some time to come up with a foolproof sentence.

## **6. REVIEW OF AGRICULTURE DISTRICT**

Mr. Jones questioned whether the PC could change the minimum lot size for dog kennels because of the Right to Farm Law discussed earlier.

Ms. Smith said she will ask the solicitor.

Mr. Stine asked the PC to look at the Statement of Intent on the document. He requested they add a few sentences talking about the Ag District, instead of just the RPD. He suggested combining the first couple sentences to say, "the purpose of the district is to provide ag pursuits and encourage continued ag uses and preserve the rural nature of the township."

Ms. Smith stated that once all the language is decided she will format the document, so it is cleaner and more concise.

## **7. STAFF REPORTS**

Ms. Smith made note that Centre Region Planning Agency staff will be present at the June 18, 2024, Planning Commission meeting to review and gather initial feedback on the Comprehensive Plan update process.

## **8. AUTHORITY, BOARD, AND COMMITTEE REPORTS**

- a. Open Space Preservation Board: Mr. Stine noted that, at their last meeting, the OSPB had a presentation by Clearwater Conservancy. He stated that they are looking to work with the township and the county to acquire several properties in which they are interested. He then said that once there is an application, clearwater can start to look for funding which takes approximately a year.
- b. CRPC: Mr. Jones stated that the CRPC talked recently about the off-street parking problem in Boalsburg because they require business to supply off-street parking to their patrons. He also noted that there will be a survey going out to all area municipalities, but he wasn't sure what it includes because it wasn't shared before it was sent out.
- c. Board of Supervisors: Ms. Smith noted that the BOS approved the CPI increase of 2.8%, which raises the per-acre price to \$41.88. She also stated that the BOS accepted Mr. Bates' resignation, and that a check was sent to the county for Joanne Fisher's closing.
- d. Professional Development: Ms. Smith said that CRPC reached out to her and offered to come to any PC meeting and offer professional development on any topic the PC is interested in.



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## 9. ADJOURNMENT

- Mr. Tylka made a motion to close the meeting at 6:47pm. Mr. Jones seconded the motion. All are in favor; motion carried.

Respectfully Submitted,

Meagan Beck

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