



TOWNSHIP OF HALFMOON

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100 MUNICIPAL LANE · PORT MATILDA, PA 16870
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HALFMOON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
JULY 21, 2026
6:00 P.M.

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

Mr. Stine called the meeting to order at 6:01pm.

PC Members present: George Stine, Tim Kelsey, Rose Ann Hoover, Mark Hartle and Greg Garthe

Staff present: Amy Smith, Township Secretary

Others in attendance in-person: Bruce Helms.

Others in attendance by Zoom: Corey Rilk, Zoning Officer & Local Planner

2. **PUBLIC COMMENTS**

There were no public comments.

3. **APPROVAL OF MINUTES**

- *Mr. Kelsey made a motion to approve the June 16, 2026 Planning Commission Meeting Minutes. Ms. Hoover seconded the motion. All are in favor; motion carried.*

4. **DRAFT INDUSTRIAL DISTRICT REVISIONS**

The Planning Commission reviewed the draft ordinances for data centers, solar facilities, and battery energy storage systems, focusing on clarifying language and improving consistency. Staff explained that they replaced the detailed decommissioning cost spreadsheets with more flexible language to avoid frequent ordinance updates as technology evolves. Staff also used College Township's definition of a data center to promote consistency among Centre Region municipalities, reflecting the region's goal of establishing uniform definitions across all participating municipalities.

Commission members discussed several ordinance provisions, including lighting standards, water supply requirements, noise regulations, emergency responder training, and post-construction compliance. Questions were raised about whether existing lighting standards should be modernized to address LED technology, whether references to public water intentionally included private wells, and whether noise standards clearly applied to all three proposed land uses. Members also discussed how "sufficient water" should be evaluated, whether emergency response training should be ongoing, and whether the Township would have adequate enforcement authority if post-construction noise testing exceeded ordinance limits.

The Commission also reviewed transportation and access requirements within the Industrial District. Members questioned language requiring indirect access to arterial roads, noting that it could create unnecessary public road maintenance obligations for the Township. The discussion concluded that the provision may not be necessary given PennDOT highway occupancy permit requirements and that maintenance responsibilities could instead be addressed through conditional use approvals. Staff also acknowledged the need to track ongoing compliance items such as management plans, annual reports, and financial securities associated with conditional uses.

Before forwarding the ordinances to the Board of Supervisors, the Commission agreed additional revisions should be made. These include clarifying that noise standards apply to all three land uses, strengthening language



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related to repurposing former data center buildings, refining decommissioning language regarding roads and driveways, improving provisions requiring good-faith efforts to reuse or market facilities, and adding page numbers to improve document navigation. The Commission requested a clean copy of the revised ordinances for one final review before recommending the draft ordinance to the Board of Supervisors.

5. STAFF, AUTHORITY, BOARD, AND COMMITTEE REPORTS

- a. Staff – Ms. Smith stated CRPA Director, Pam Adams would be in attendance of the August Planning Commission meeting to review the Future Land Use Map (FLUM) recap.
- b. Open Space Preservation Board – Mr. Stine had nothing to report.
- c. CRPC- Mr. Kelsey reported that Pam Adams attended an American Planning Association workshop on data centers and will share key takeaways with the Centre Region Planning Commission at its August meeting. He also noted that the Centre Region Planning Commission is developing a regional land use implementation agreement for participating municipalities. Once finalized, the agreement is intended to provide legal protection by allowing municipalities to rely on regional planning efforts when certain land uses are not addressed within their individual ordinances.
- d. Board of Supervisors – Mr. Helms discussed the Township's ongoing evaluation of its municipal facilities, including whether to renovate the existing buildings or pursue construction of new facilities. Mr. Helms noted that all options remain under consideration, including the potential need for land acquisition if a new facility is ultimately recommended.
- e. Professional Development – Tuesday, August 25 from 5-6:30 PM– Emerging Trends
Tuesday, November 10 from 5-6:30 PM – Act 537 Plan: Sewage Planning

6. ADJOURNMENT

- *Mr. Hartle made a motion to adjourn the meeting at 6:37pm. Mr. Kelsey seconded the motion.*

Respectfully,

Amy M. Smith