

Halfmoon Township Planning Commission Meeting Minutes  
7:00pm March 17, 2009

Attendance: Lorin Nauman, Joe Tylka, Jordan Finkelstein, John Stevens, Bob Eberhart, Rob Brooks, and Larry Fennessey. Members Absent: none. Others present: Karen Brown, acting Township Manager; Greg Love, Zoning Officer; Cory Miller and Ben Burns, UAJA; Becky Brooks, minute taker.

- I. Call to order- Chair Lorin Nauman called the meeting to order at 7:05 pm.
- II. **Minutes. Motion. Mr. Brooks made a motion to accept the minutes of March 3, 2009. Mr. Stevens seconded. Vote 7-0.**
- III. Citizen's comments. None.
- IV. BOS meeting. Ms. Brown reported the following:
  1. The Township's Parks and Recreation Committee is applying for a DCNR grant.
  2. There was discussion about community gardens.
  3. The BOS discussed the Port Matilda Fire Company.
  4. The audit was completed and approved.
  5. The BOS discussed the lighting for the Little League ball field. The cost for installation of 60-foot high lights is \$62,000. Mr. Love said that the Little League standard is 60'. The contract covers maintenance and replacement of lights for 25 years. Many PC members think the height is too high, especially since the Township is considering a Lighting Ordinance with a 35-foot maximum height. Mr. Love said 60' is the national standard for Little League field lights. The size of the lower field meets the national standards. Mr. Love also said that the lights are in keeping with the dark sky lighting. The BOS seems in favor of the lighting. People have objected to using taxpayer money. Mr. Tylka said that there might be other citizens that could use the field, like an adult co-ed softball league. The Lighting Ordinance would make height exceptions for sporting fields.
  6. The Supervisors discussed the Lighting Ordinance. The public hearing was scheduled for April 23, 2009.
  7. Act 537 special study was discussed.
  8. The Wildlife Corridor was discussed. There will be more discussion on Wednesday, March 18 at 6 pm, and possibly Thursday, March 19, at 3:45, to discuss the matter again. At the meeting there were 4 Supervisors, and the vote was 2 in

favor, 1 against, 1 abstention, and 1 member not there. Mr. Eberhart said that the Township has been saying that they were going to do this for a long time, and the OSPB was asked to amend the OSP Ordinance so that it could happen. He thought that for the Supervisors to vote against it might seem to be a breach of contract. This is the just a first step in the process confirming that the BOS accepted the application as complete.

9. OSP- 5 properties went forward.
10. The Beck zoning request- a public hearing is scheduled for April 9, 2009.
11. May 16 and 17 from 7 AM to 7 PM are the scheduled dates for riff-raff collection.

V. CRPA. Mr. Fennessey reported.

1. Mr. Miller (UAJA) gave a presentation about the proposed changes that are necessary.
2. Beck rezoning- there was some question as to why other municipalities needed to comment on this issue.
3. Mr. Poole gave a Grays Woods presentation. Mr. Fennessey asked why there is a pump station indicated in Halfmoon Township. Both Mr. Love and Mr. Miller said that the pump station was in place for future expansion. Mr. Miller added that UAJA must look at the future and consider how to make things work. He said that he had asked Mr. Hawbaker to indicate the pump on the plan, so that they could consider how the serve the Halfmoon side of the property. There was more discussion. Mr. Miller explained that, outside the Rural Growth Boundary (RGB) there is farmland, and UAJA looks at where the logical places for expansion of the RGB would be. Mr. Fennessey indicated that if Mr. Maloney or Hawbaker built wastewater systems that failed, the Township would be responsible for them, and therefore, could UAJA determine what would be needed to eventually direct those areas to UAJA if the growth area were modified. Mr. Miller said that UAJA looks at what the developer has planned for the numbers of people. UAJA plans for the future, so they work with the developer to create reasonable system.

VI. Zoning Officer's report. Issues have already been discussed.

VII. Barr Farm Country Estates. Nothing to report.

VIII. Act 537 update. Mr. Miller explained the amendment changes that need to be made. There are 3 areas of concern- Big Hollow, Puddintown Road and Slab Cabin.

1. If Big Hollow had been done properly it would have lasted 20 years, but there is already water rising in the manholes. Some of the pipes are too flat and some even go up hill. The

proposed plan is for now and future build-out. The Big Hollow interceptor needs to be replaced, and the estimated cost is \$18,000,000. UAJA is looking for a better, cheaper plan that will reduce environmental impacts. One plan is to make a surge pump station, which cuts \$7,500,000 from the cost. This plan is:

- a. cheaper, and lower environmental impact
  - b. this pump can cut off the flow when working on the system.
  - c. It stays out of all the environmentally sensitive areas.
  - d. The project is designed for build-out.
  - e. This is the final solution for this area if the GRB does not change.
  - f. If the RGB expands it is easy enough to put in another pump.
  - g. This is an existing problem that needs to be fixed now.
2. Puddintown Road. UAJA is still trying to figure out the best solution for this area. There are 2 options for this problem. The first option is to put the line under the road, which would involve tearing up the road. The second option would be to bore under the creek, under SR 322 and under the creek again. (A pipe is 30" in diameter and the bore needs to be 60" in diameter.) Either option would correct all the deficiencies to build-out. (The marsh sewers are fine, they were put in the 1960s, and UAJA puts cameras through the system to check it periodically. These areas are being studied at DEP's request so they will pay for 50% of the study.

**Motion. Mr. Brooks moved that the PC recommend that the BOS approve the plan and send it forward to COG. Mr. Stevens seconded. Vote 7-0.**

After the municipalities have submitted their comments COG will meet in April to vote on the issue. Mr. Miller said that UAJA could look properties in Halfmoon Township and make suggestion as to possible sewer plans. Compost is available from UAJA.

The meeting was adjourned at 8:25pm.

Respectfully submitted,

Rebecca Brooks