

Halfmoon Township Planning Commission Meeting Minutes
7:00pm January 20, 2008

Attendance: John Stevens, Bob Eberhart, Rob Brooks, and Larry Fennessey.
Members Absent: Lorin Nauman. Others present: Seb DeGregorio, CRPA; Greg Love, Zoning Officer; Becky Brooks, minute taker.

- I. Call to order- Acting Chair Larry Fennessey called the meeting to order at 7:06 pm.
- II. Nominations: Mr. Fennessey nominated Mr. Nauman as chairperson of the PC. Mr. Stevens seconded. Mr. Eberhart nominated Mr. Stevens as vice-chair. Mr. Brooks seconded. Mr. Fennessey volunteered to continue as secretary. The PC unanimously voted in this slate of officers.
- III. Vice-chair Stevens continued the meeting.
- IV. PC meetings. The PC will continue to have its meetings the 1st and 3rd Tuesday of the month.
- V. **Minutes. Mr. Eberhart moved to accept the minutes of December 16th, 2008. Mr. Brooks seconded. The motion passed 4-0.**
- VI. Appointment to CRPA/CRPC. This group meets the first and third Thursdays of the month. Mr. Fennessey volunteered to represent Halfmoon Township. Mr. Eberhart offered to be the alternate. The attending PC member should reflect the opinions of the Halfmoon Township PC. Mr. Eberhart said when he thought there might be an issue to discuss he emailed other PC members for their opinions.
- VII. Vacancies within the PC. The members of the PC discussed possible replacements. Several people will be contacted to see if they are interested.
- VIII. Supervisor's Report. Effective this Thursday, Mr. Moyer is resigning from the BOS. Mr. Love explained the voting process and listed the applicants.
- IX. CRPA Report. Mr. DeGregorio distributed a plan for Greenmoore Village in Patton Township. The plan has 38 dwellings, organic farming and an equestrian center. The houses are on lots ranging from 1/2 acre to 1 1/2 acres. It is a rural plan development. There are 52 acres of open space, which includes open land and the equestrian center. It

appears on the plan that there is a paved access road in addition to the main road. There are many shade trees and it seems there is an effort to preserve much of the wooded area. Mr. DeGregorio said that he had not heard any negative comments. He asked if PC members had any comments. Mr. Brooks said it looked as if they stayed away from the steep slopes. There was discussion about the sewage system (drip or spray irrigation). There was a suggestion the some of the driveways might be shared. There was a question about why there is no parkland, and could there be some? (That issue had not been addressed.) It will probably be marketed as an equestrian community with an organic farm as a selling point as well.

- X. Zoning Officer's Report. Mr. Love has taken on the zoning duties at Houston Township, as well as his work for Halfmoon and Warriors Mark Townships. He may be able to add Worth Township because of the slow housing market.
- XI. Development Plans.
 - a. Porta Property. The Township has accepted a 90-day extension.
 - b. Barr property. The PC spoke of limiting the number of allowed time extensions. Mr. Love said that this plan has been in the process for 13-14 months. The property is on the market. The PC is in favor of having the Township develop the paperwork to stop the process. They will have 30 days to appeal.
- XII. Halfmoon/Patton Area Plan Member. Mr. Stevens will continue to represent the Halfmoon PC on this committee.
- XIII. Scheduled Work Items.
 - A. Park Plan. On February 26 Mr. DeGregorio will present a power point to the BOS and to the public. He is hopeful the BOS will adopt the Document.
 - B. Riparian Buffer. Halfmoon Township has adopted the Ordinance. Mr. DeGregorio says that the other Townships are considering it. He thinks that College and Ferguson Townships will adopt it soon, and eventually all the municipalities will adopt some form of the document. In Halfmoon Township there is approximately 29 miles of stream and 961 acres of riparian buffer.
 - C. Wind Energy. Mr. Love said that this issue has been brought to the forefront because of current energy issues, especially residential wind energy. He said because of the current zoning any land outside of A-1 cannot have wind power because the power cannot be sold back to the grid. (That process would be labeled commercial.) That rule has been on the books since 1972. The PC thinks that the ordinance should be studied and updated. Mr. DeGregorio said that College and Ferguson Townships have chosen to regulate and permit small wind power devices- 100 Kw or

less. They do not allow larger devices. Mr. Brooks asked if the state already has something in place. The PC decided that both commercial and residential devices should be addressed in an Ordinance. Mr. DeGregorio said that the Ordinance should provide regulations to permit wind generators. The only regulation in place now is a height limit of 35 feet. Mr. Love said that the current fee for erecting a residential wind generator is \$500.00 (a general fee for many uses), and the Township needs to have a specific fee for wind energy. Many PC members want information on the single dwelling turbines. The PC will consider how far to go with residential and commercial wind energy. Mr. DeGregorio said that with the College Ordinance we have a place to start. The PC would like to see a prevailing wind map which indicate where there is and isn't wind. Mr. DeGregorio thought he could provide this map. There was some concern within the PC about the large blades, and concern about the residential ones as well. How noisy are they? Mr. Fennessey said that people shouldn't be allowed to use one on a small lot- 1/4 acre. He sees that solar panels should be allowed, because they have less visual, noise etc, impact on the neighborhood. Mr. Stevens said that it would be difficult to recover the cost of the turbines easily. PC members and Mr. DeGregorio will gather more information before the next discussion.

- D. Lighting Ordinance. Again, there was discussion about the new lighted sign at the church, which annoys many people due to the excessive length of time, intensity of lights, and the rapidly changing messages. The PC thought the restriction was that the sign would be off from dusk to dawn, Mr. Love will look into the issue again. Currently, the "Dark Sky" organization does not have a model ordinance. Mr. Gregorio distributed a copy of the previously proposed Ordinance. He briefly reviewed the document. He said that College Township has an Ordinance, but it is very detailed. There can be some simple corrections on the Halfmoon Ordinance before it is brought back to the BOS. Mr. DeGregorio will bring a revised copy to the next PC meeting for discussion. The PC is generally in favor of this ordinance.
- E. RVZD. Mr. DeGregorio has collected the corrections, but he has not yet revised the document. The Solicitor has her copy but she is waiting for the edits. Mr. DeGregorio will email an edited version to the Solicitor as soon as he can.
- F. Beck rezoning request R-1 to LI. (Sawmill Road- 5 acres) The property owner wants to do auto repair on the property, which adjoins the current LI. The BOS will address the issue this Thursday, and consider this expansion request. The PC would like the property owner to come and speak to the PC about his plans provided that he covers specifics of his plans (February 3, 2009). With the possible noise, fumes, and dust, etc, the PC thought that

some buffering should be requested. The BOS could require some buffering. If any buildings would be demolished and new ones built the Township would require a land development plan. The PC wants to make sure that the landowner is aware of state regulations about oil recovery, etc.

G. New Open Space Properties. There are four property applications for the Township's consideration totaling just over 1,000 acres.

Motion. Mr. Brooks moved that the PC recommend that all 4 properties be accepted into the Open Space Program, pending OSPB examination and approval. Mr. Eberhart seconded. The motion passed 4-0.

H. Ag Security Area Recommendations. Mr. Love reported that there are 285.9732 acres to add to the program. That number is more that ever since the existence of the program.

IX. Other business. Mr. Stevens thanked Mr. DeGregorio for his efforts and hard work during the year, Mr. Love for his as well, and Rob and Becky for the minutes and the baking.

The meeting was adjourned at 9:25pm.

Respectfully submitted,

Rebecca Brooks