

Halfmoon Township Planning Commission Meeting Minutes
7:00pm October 20, 2009

Attendance: Lorin Nauman, Joe Tylka, Jordan Finkelstein, Rob Brooks, Bob Eberhart, and Larry Fennessey. Members Absent: John Stevens. Others present: Sebastian DeGregorio, CRPA; Paul Berkobin, Mark Heaffner, Keller Engineers, Karen Brown, Acting Township Manager; representing RT Ventures; Becky Brooks, minute taker.

- I. Call to order- Chair Lorin Nauman called the meeting to order at 7:05 pm.
- II. Minutes. Motion. Mr. Eberhart moved to approve the minutes of October 6, 2009. Mr. Finkelstein seconded. Vote – 6-0.
- III. Citizen's comments. None.
- IV. Reports.
 - A. BOS Meeting. The Rural Village District was discussed which will be covered in item VI. The Weaver plan was conditionally approved.
 - B. Zoning. No Report.
 - C. CRPC. Mr. DeGregorio reported.
 1. The Vacant land analysis and the vacant structure analysis will be updated twice annually. These analyses find existing spaces for commercial use, etc, and figure how much vacant land exists.
 2. Jim May, Planning Director, will provide an overview of the Comprehensive Plan, which is updated every 10 years. There will be a sustainability component. The Transportation Committee and the Land Use Committee will play significant roles, and Mr. May stated that these 2 committees will discuss many issues together. Mr. Fennessey asked if "vacant land" exists in Halfmoon Township. Mr. DeGregorio said that it does not apply to Halfmoon Township because it is outside the Regional Growth Boundary. For Halfmoon Township, Mr. DeGregorio provided an analysis of the different Zoning Districts.
- V. Subdivision Plans. RT Ventures- the Wildlife Corridor. Mr. Haeffner showed the plan to the PC. Mr. DeGregorio said that the only outstanding issue is the sewage plan. The property is 102 acres. The land on the north side of SR 550 is Ag land and on the south is R-1. The property will be divided into 2 lots. Lot 1 (the north side of SR 550) is 64 acres and is where the buildings are located. Lot 2 is mostly on the south side of SR550 –(34 acres), and 4 acres on the

north side of SR550 are also included in lot 2. Lot 1 will be in the Act 153 program, and lot two is managed and owned by Clearwater.

Mr. DeGregorio explained a few items on the map. The shaded areas are steep slopes- forested, the 100-foot buffer along the stream is shown, the zoning relief was granted and noted, and the 4 exemption lots are noted. He also said the sewage planning module needs to be examined by and have comments from the Zoning Officer. Also, the signature on the plan must be done after the outstanding issue is resolved.

Mr. Eberhart had a question about item #6. Mr. DeGregorio attempted to explain that this is the language that is usually used and accepted. The setback issue has been resolved.

Ms Brown asked if Mr. DeGregorio was happy with #16. Mr. DeGregorio said yes, he was. Mr. Eberhart asked if there was still a hunting camp on the property, and is it going to be a separate lot. There was some discussion that this might happen, but it will not be a separate lot. Mr. Eberhart added that this property applied for the Open Space program a year ago, and with this submission, it is the last step in completing the process, in creating a wildlife corridor.
Motion. Mr. Brooks moved to approve the plan pending the Sewage Enforcement Officer's comments. Mr. Fennessey seconded. The Vote was 6-0. Motion passed unanimously.

- III. RVD Ordinance. Mr. DeGregorio reported.
- A. Open space- fee in lieu. Supervisor Mark Stevenson got some appraisal information from Norm Lathbury. After much discussion the BOS has decided that the fee-in-lieu fee will be \$2,825.
 - B. Work Force Housing. The BOS decided to change the Work Force Housing percentage from 5% to 10%. Mr. DeGregorio and Mr. Brooks clarified Work Force Housing issues for Mr. Tylka. The PC discussed the topic. There was a discussion about the real estate issue of keeping the DUs affordable. Also, there was talk of the tax issues and the possibility of asking the SCASD to freeze taxes on these units to continue to make them affordable. Mr. Tylka said the Habitat for Humanity has a good tax plan for housing.
 - C. Reformatting the Ordinance. Mr. DeGregorio said that this Ordinance will be discussed at the BOS meeting on October 22, 2009. Mr. DeGregorio will ask the BOS to create a timeline for the Ordinance. Mr. Eberhart said he has a problem passing an Ordinance without a sewage agreement. Mr. Brooks said that it is ultimately DEP's decision as to what type and where to put a septic system, and that neither the PC nor planning staff has the expertise to delve into the technical specifications of a sewage treatment system. Mr. Maloney has asked DEP about a plan that would pump the processed sewage effluent to the ridge. DEP said no to the

plan. Mr. DeGregorio suggested that the Township say that the Plan is contingent upon a DEP approved sewage plan.

Mr. Fennessey said that as long as the Solicitor says the Township cannot be sued if Mr. Maloney's proposed plan does not work, he is ok with it. When it was mentioned that the Solicitor had not commented, Mr. Fennessey said that the Solicitor should render an opinion on this issue. Mr. Maloney could create a plan that DEP approves, but the Township does not like.

- VI. Wind Generation.
 - A. Mr. DeGregorio is working on a model Ordinance.
 - B. St Francis University's Renewable Energy Center will take a look at the proposed Ordinance and will send someone to the PC meeting on November 19, 2009 to answer general questions on commercial and residential wind generators. They address lot size, set backs, wind conditions, maps, etc. However, their main concern is the large commercial generators. They work with Municipalities who look at wind generation as a way to make money, and private wind generation utility providers.
- VII. R-1 Zoning. Tabled.
- VIII. Other Business.
 - A. Did the PC see a plan for Ted Brown's building abutments over Halfmoon Creek?
 - B. The "trailer" lot in the center of town has been sold and a septic system has been put in. Ms Brown said that the new owners might want to build a small house and retire there. She added that they have spoken with Mr. Piper regarding permitting issues.

The meeting was adjourned at 8:30 pm.

Respectfully submitted,

Rebecca Brooks