

Halfmoon Township Planning Commission
100 Municipal Lane, Port Matilda PA 16870

Minutes
Tuesday, October 2, 2007

Attendance: Lorin Nauman, Dave Piper, John Stevens, Bob Eberhart, Rob Brooks, and Larry Fennessey, Scott Sheeder: Planning Commission. Members absent: none, a full house!
Mark Maloney, Chris Rand, and Steve Weingarten: Halfmoon Acres; Becky Brooks, minute taker.

I. Chair Mr. Nauman called the meeting to order at 7:02 PM.

II. Minutes; **Motion. Mr. Eberhart moved to accept the minutes of, September 4, 2007. Mr. Brooks seconded. Motion passed, unanimously.**

III. Citizens Comments. None.

IV. Reports-

A. BOS meeting.

1. There was a Riparian Ordinance presentation to the BOS. The PC will recommend to the BOS that the document be sent back to CRPA.
2. Mr. Piper updated the PC on the Mahala St. issue. Based on legal proceedings from 1922 and 1928, it appears that the road is still public, and the BOS will take it over.

B. Centre Region updates.

1. Riparian Ordinance. Mr. Brooks, who served on the committee, supports the Ordinance in its entirety, and there will be a joint presentation on October 9, 2007. Mr. DeGregorio added that they have applied for 2 grants of \$10,000 each.
2. On October 25th there will be a public hearing for Halfmoon Township citizens for the proposed well Ordinance.
3. There was a discussion about Mr. Gummo's property.

V. Orchard Manor. – The proposal is not ready, the time limit has been extended.

VI. Halfmoon Acres Proposal. Mr. Weingarten explained that they were trying to come up with an economically viable Ordinance. They had met with the BOS and it was obvious that the previous increase in density was not going to fly, so they came up with a fee-in-lieu proposal.

Mr. Weingarten distributed a packet and proceeded to explain the ideas for open space conservation. It would be possible to draft a fee-in-lieu document onto the current Open Space Preservation Document. He reviewed a handout. Page 2 deals with the fact that Halfmoon Township wants to preserve land; it is one of their main goals. Page 3 explains the fee-in-lieu proposal would help with two of the Townships goals: preserve land off-site, and focus development in the east. As it stands now, under the current A1 zoning, the area of the new RVD zone could have approximately 800 homes on 800 acres, with no off-site preservation. Page 4 explains how to make off-site preservation economically viable. There is 25-year development estimation to full buildout. Page 5 shows the chart of the fee-in-lieu proposal.

There were several issues that PC members brought up. Is \$600.00/DU enough to preserve an acre elsewhere? (50% is paid by the developer and 50% is paid by the town,

so the \$600.00 estimate is actually doubled. It is a 50-50 partnership.) Will payments be adjusted in time? Yes.

There was discussion of the 99-year lease vs. permanent preservation.

What happens to the money? The developer pays the money to the Township, and it would be the Township's responsibility to find the open space. It could be new open space, or perhaps the money could be used to make some of the 99-year leases permanent. In this scenario the first 800 units will cost the developer more money. Mr. Piper added that there would be additional income from the development by way of the required millage dedicated to open space preservation.

Page 6 was the estimated projection of building phases. Page 7 was the changes Halfmoon Acres had made to the proposal since they had spoke to the BOS. One change is the adjustment for CPI to the fee-in-lieu payment. Page 8 was the current fee proposal. The numbers are prior to adjustment for inflation. Page 9 deals with inflation. The PC thought that the adjustment should be made yearly.

Page 10 dealt with the Public/Private partnership. Mr. Maloney explained his point of view. He wants to help the Township, not compete against it. He wants the development to be viable. Mr. Piper said that the 800 units would generate about \$200,000 for the OSPP. Then he asked if any PC members had a problem with the concept, if not, then the PC could discuss the details. He added that he did not have a problem with the concept. Mr. Stevens agreed, said he thought it was a good concept. Mr. Brooks added that it makes the Township able to preserve land, get on-site protection and gets more land into the OSP, which is the Township's goal.

Mr. Maloney said that this plan is an additional tool for the developer. Mr. Weingarten added that there aren't that many variables in the proposal. The bottom line is that there would be money going in to the OSPP earlier, money available to preserve land. Mr. Weingarten reviewed the rest of the document in the middle tier, the minimum acreage preserved would be 600 acres, with 400 acres preserved in the later phase. Mr. Brooks added that if open land becomes unavailable, then the funds could be used to create permanent open space rather than the 99-year lease. If 800-1,000 acres were preserved, that would bring the total portion of Township lands preserved (or eventually dedicated as open space, to over 70% of the Township. Mr. Nauman said that the PC will discuss the proposal at the next meeting and Mr. Eberhart said the OSPB would also look at the proposal. The PC would than make recommendations to the BOS.

Mr. DeGregorio had 3 comments: 1) the numbers seem to make sense and there are more positives for the Township than negatives, 2) it involves the OSPB, which is good, and 3) he would like to know what the other large landowner thinks about it.

The meeting was adjourned 9:05 PM.

Respectfully submitted,

Rebecca P. Brooks, minute taker