

Halfmoon Township Planning Commission Meeting Minutes  
7:00pm March 3, 2009

Attendance: Lorin Nauman, Joe Tylka, Jordan Finkelstein, John Stevens, Bob Eberhart, Rob Brooks, and Larry Fennessey. Members Absent: none. Others present: Seb DeGregorio, CRPA; Greg Love, Zoning Officer; Becky Brooks, minute taker. Applicant: Jeff Miller

- 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 February 17, 2009. Mr. Finkelstein seconded. Vote 7-0.**
- III. Citizen's comments. None.
- IV. Reports.
  - A. BOS meeting. Mr. Love reported the following:
    1. They approved televising the Watershed Committee meetings on C-NET.
    2. They passed the Park Plan.
    3. The Beck Plan rezoning will be scheduled for a public hearing in April. PC members can still make additional comments if they want to.
    4. Mr. DeGregorio presented the proposed Lighting Ordinance to the BOS and they seemed supportive. It is possible that the Ordinance is on track for a public hearing in April.
    5. The BOS is considering lighting for the Little League field. The proposed lights are 60 feet tall, which is much higher than what the Lighting Ordinance proposes. The estimated electric cost would be between \$1,200 and \$1,700 per season. The proposal is meeting some resistance. PC members seemed to think that 60 feet is possibly unnecessarily tall.
    6. The Township will purchase a Speed Minder, which will collect traffic data, and can be used for traffic calming. Data can be collected and shared with the State Police for enforcement.
  - B. CRPA. Mr. DeGregorio reported that there will be 13 items on Thursday's agenda. Some are:
    1. The Beck property rezoning.

2. There will need to be a major revision of the 537 Plan. DEP is saying the current rendition is not detailed enough.
3. The Grays Woods Master Plan has minor revisions in Patton Twp..
4. Tom Zilla has several items on the agenda.
5. There will be an update on the 2 vacancies- Patton Township Planner and Director. There are some strong applicants.

C. Zoning Officer. Mr. Love reported. The Wildlife Corridor is now in the review process. The OSPB will review the document. There will be 6 additional chapters that will be distributed later in the year. The PC will be able to comment on the document. Mr. Brooks explained to the new PC members what properties the document involved. The corridor creates a large eased/owned piece of conserved property.

V. Development Plans.

A. The Miller Property Development Plan for the Veterinary Clinic. The existing house will be removed, and a new structure will be built. Other groups (SEO etc) had no comments. Mr. DeGregorio had submitted some minor comments: 1) provide a handicapped parking space, 2) #7- the setbacks. Because the property is on a corner it essentially has 2 "front setbacks" It was decided that the setback should be 75 feet on the SR 550 side and 35 feet on the Smith Road side, 3) much of the buffering is not necessary, and 4) #8 requires clearance with the Centre Region. The existing garage will remain. Mr. DeGregorio recommends approval of the Plan contingent on the planning module approval by DEP. There was discussion about the disposal of animal waste. The property will have 2 disposal systems- one for human waste and one for animal waste. Mr. Miller said that there will be next to waste because there will be a limited number of animals. The primary waste will be x-ray processor waste and dental wet table waste, and the outdoor floor drains.  
**Motion. Mr. Brooks moved to accept the plan. Mr. Eberhart seconded. The vote was 7-0.**

B. Barr Farm Country Estates. Nothing to report.

C. Beck Rezoning- It is going through the comment period.

VI. RVZD Ordinance. Ms Yurchack will discuss her comments at the March 16 & 18 meetings. There was discussion of the Parklands issues.

The meeting was adjourned at 7:45pm.

Respectfully submitted,

Rebecca Brooks