

Halfmoon Township Planning Commission Meeting Minutes  
7:00pm October 6, 2009

Attendance: Lorin Nauman, Rob Brooks, Jordan Finkelstein, Bob Eberhart, and Larry Fennessey. Members Absent: John Stevens, Joe Tylka. Others present: Seb DeGregorio, CRPA; Dave Piper, Acting Zoning Officer, Fred Henry representing the Weaver subdivision; Dr Miller, Veterinary; Becky Brooks, minute taker.

- I. Call to order- Chair Lorin Nauman called the meeting to order at 7:10 pm.
- II. Citizen's comments. None.
- III. Minutes. **Motion. Mr. Eberhart moved to except the minutes of September 15, 2009. Mr. Finkelstein seconded. Motion passed 5-0.**
- IV. BOS report. Mr. DeGregorio said that this Thursday, October 8, 2009, the Supervisors will discuss the proposed Rural Village District Ordinance. Four of the items they will discuss are: 1) Keeping the side lot distance requirement as the PC suggested, 2) reviewing the definitions, 2) the change in the median family income, 4) the recent appraisal of the Segal property (between \$8 and \$13 K /per acre for purchase).
- V. CRPA. Mr. DeGregorio reported. CRPC met last Thursday. There were 3 major topics: 1) the revision of the Comprehensive Plan, which needs to be updated every 10 years. There was a discussion about the possible layout and how to pull this all together, 2) the possible revision of the west end of the Borough, and 3) The Growth Forecast. Mr. DeGregorio spoke of the development of the Impt Property, which will have 5 DU's per acre up to 22 Units per acre- it will be, essentially, a TND type development.
- VI. Sign Permit. Dr Miller showed the design of the proposed sign. The sign meets the size restrictions, and it will be a two-sided sign. It will not be lit. **Motion. Mr. Brooks moved to approve the sign. Mr. Fennessey seconded. The motion passed 5-0.**
- VII. Weaver Subdivision Plan. Mr. Henry said that all the changes had been made. **Mr. Brooks moved to accept the plan. Mr. Finkelstein seconded. The motion passed 5-0.**
- VIII. Wind Generation. Mr. Eberhart had contacted St Francis University's Gwen Andersen, and he asked her if someone could come and talk to the Planning Commission. She said yes, that is what we do. The one major recommendation she made was that there be 2 separate

Ordinances, one for large-scale wind generators and one for residential ones. A representative from St Francis can come at not cost. Mr. Finkelstein said that one source of information is American Wind Energy. He suggested that the Ordinance could be written without specifics, such as numbers. He added, if we keep it general, it could be done much more quickly. Motion. **Mr. Brooks made a motion to send the current draft of the Township's Wind Ordinance to Ms Anderson at St Francis for review and then have her (or someone) come to speak to the Planning Commission. (Mr. DeGregorio said that one major issue is how small a lot or how large a lot should be.) (Mr. Eberhart said that one fact Ms Andersen mentioned was how much space a turbine uses, from the roads for access to infrastructure and surrounding area.) (Mr. Piper suggested that Worth and Taylor Townships should be invited to be involved.) A draft will be sent to Ms Andersen and she will be invited to come and talk at the next PC meeting. Vote 5-0.**

- IX. Wildlife Corridor. Mr. DeGregorio discussed the issue of RT Ventures (aka Wildlife Corridor). Clearwater and the Township are purchasing the Conservation Easements for the property on the south side of SR 550. (30+ acres). The development rights for Barbara Spencer's property will be incorporated into the Open Space Preservation Plan. There is a buffer issue that needs to be addressed. There are discrepancies in the setback distances. The language needs to be amended for clarity. There are differences in the setback footage in the 1994, 1999 Ordinances and 2006 Ordinance charts. Mr. DeGregorio asked if the revised Ordinance should define arterial, collector and local roads? The information needs to be codified to clarify with the discrepancies. Mr. DeGregorio will try to clear up the problems and correct the distance issues.
- X. Open Space. Mr. Eberhart said that the requested maps have been added and some changes have been made. Mr. Finkelstein asked what is the difference between rental and lease. The Township pays rental for the leases. He asked how the money is used? It is used to pay the property owners for the leased property and eventually it is hoped that the money will be used for buying (permanently) the development rights. **Motion. Mr. Brooks moved that the document be sent forth to the BOS with one addition- an explanation how the money is spent. Mr. Finkelstein seconded. Vote 5-0.**
- XI. Vacant Land Inventory. Mr. DeGregorio handed out an updated draft of the plan. He went through 5 of the changes and updates in the charts.

The meeting was adjourned at 8:35 pm.

Respectfully submitted,

Rebecca Brooks