

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

Attendance: Lorin Nauman, Larry Fennessey, Joe Tylka, Jordan Finkelstein, Bob Eberhart, Rob Brooks. Members Absent: John Stevens. Others present: Sebastian De Gregorio, CRPC; Greg Love, Zoning Officer; Becky Brooks, minute taker.

- I. Call to order- Chair Lorin Nauman called the meeting to order at 7:07 pm.
- II. **Minutes. Motion. Mr. Brooks made a motion to accept the minutes of March 17, 2009, with one addition suggested by Mr. Eberhart. Mr. Finkelstein seconded. Vote 6-0.**
- III. Citizen's comments. None.
- IV. BOS meeting. Mr. Love reported that the equipment for the lighting at the baseball field would arrive on April 20th. Work on the project will start next Tuesday. The Township will be paying the electric bill for the new lights.
- V. CRPC.
 - A. The new Growth Forecasting Project will start this year.
 - B. The school district is sticking to its zero-growth expectations.
 - C. A developer is suing Ferguson Township over the Ag zoning issue. (They have a 1 DU per 50-acre policy in the agriculture zone). Mr. DeGregorio thinks the ordinance will hold up, but it might have an impact on future zoning issues.
- VI. Grants. DCNR. Mr. DeGregorio reported. There is a grant deadline on April 22, 2009. After considering several options, it was decided that the Township will apply for a small communities grant. It is a \$20,000 grant for park improvements.
- VII. PC information.
 - A. Mr. Love said that the Township will build a new Township Building within the next three years on the Autumn Circle property. The Township is building up funds for this project.
 - B. Mr. Fennessey suggested again that the Township buy the "trailer lot" in the center of Stormstown and turn it in to a community garden. The location is great for the town people who do not have lots large enough to have a garden. Most other residents have large enough lots for gardens.

- C. There is a plan to have CATA buses come to Stormstown. There will be a ride/share stop and parking area in the Township parking lot, and one at Autumn Circle.

VIII. Wind Generation Ordinance. Mr. DeGregorio reported.

- a. There are lots of issues to consider:
 - 1. What should be the required lot size for a wind generator?
 - 2. What about setbacks on the property?
 - 3. How high should the windmills be allowed to be?
 - 4. Which districts should be allowed to have them (A-1, R-1)?
 - 5. Should there be a fee?
 - 6. Should the Township require a presentation? (We do not want to discourage people.)
 - 7. Mr. Nauman wanted to know if there should be a requirement for a 30-day study? (Wind feasibility study.) Mr. DeGregorio said he thought Saint Francis University will come to evaluate for windmill possibilities.
- b. Mr. DeGregorio said that it is important for the Township to maintain its character. He has read that for successful small application the windmills need to be 80-100 feet high. College Township requires 3-acre properties. The Hawk Run DCNR facility has a wind generator. There is visual impact. Mr. DeGregorio said that he will compile an Ordinance for the next PC meeting. There are not many places in the area that would work for a commercial application. He thinks that International Electrical Codes would have to be followed in order to comply. If the property owner sells power back to the electric company, they will no longer qualify for clean and green. PC members thought that that policy should be corrected. Mr. Love said that these changes can only happen in the Ag District. Mr. DeGregorio said he didn't know of any windmills in the area. The tower would need to be 300 feet high before a light is necessary.

IX. Zoning Officer's Report. Mr. Love reported.

- a. Permit applications have gone up this year after a 2-year slow-down. They are all in-fills.
- b. The wildlife corridor Phase 1 and appraisal is out for bids. The applicant will pick a surveyor and an environmental analyst by April 21. The Township is hoping to keep costs down.

X. Barr Farm Country Estates. Nothing to report.

XI. Beck Property. There is a public hearing this Thursday. There have been 3 calls asking what is going to happen to the property. Mr. Love and Mr. DeGregorio will give a presentation Thursday. Under Pennsylvania Law, the Township does not have to change a property

from R-1 to L-1 (light industrial), but the BOS has the authority to say yes or no.

- XII. Spring Creek Update. Mr. Eberhart reported. The property is 1,800 acres. The creek on the property is 3 1/2 miles long.
- a. Page one. This map showed the proposal for land;
 1. The woods stays as woods
 2. Some areas are to be reforested
 3. There is an area for Agricultural Research/Education for Conservation along I-99. (No till, etc.)
 4. At the north-east corner there is a small piece designated for active recreation
There will be a canoe and kayak launch, take out could be Fisherman's Paradise. This use will be seasonal. There may be conflict between boaters and fisherman. There will be a couple of parking areas. There will be a network of trails, many along the creek, and a mountain bike trail.
 - b. Page 2. This map has been removed from the plan. Mr. Eberhart said that much of the public didn't like the idea of an active recreation area within the property. (The owners of the property could be: Rockview, Benner Township, PSU and the Fish and Boat Commission.)
 - c. Page 3 explains how the property will be managed. The potential property owners will oversee the management. Conservation easements. Rockview and the Fish and Boat Commission will not let an organization like ClearWater hold easements. Easements will be negotiated by DCNR and Clearwater.
They were accepting public comments until today. The document will then go back to Benner Township to be completed, and they will probably have to then go to the legislators.
The PC said that the real problem is the fish hatchery, which either should be cleaned up or moved. The area should be made a State Park, and managed by DCNR. Clearwater has endorsed the plan, because they feel it protects resources.
- XIII. RVZD update. Mr. Love said the solicitor is currently reviewing the document and there is no timeline as to when she will be done.
- XIV. Other business.
- a. Mr. Finkelstein attended the Halfmoon/Patton Steering Committee meeting. There was a presentation by Tom Zilla, who discussed transportation issues. The main concern was that SR 550 is the only north-south road in the 2 Townships. The concern is that people will use side roads. The study concluded that from SR550 at Sellers Lane- one way takes 7.6 minutes and the other way takes

- 4.2 minutes. Mr. Finkelstein said that he didn't people were going to worry about this issue. There were other issues discussed.
- b. Mr. Fennessey gave the Township a copy of the Drinking Water Quality in Rural Pennsylvania and the Effective Management Practices report. It was compiled by the Center for Rural Pennsylvania. The report talks about the use of well caps, grouting, casing, etc. It states that the more of these things you utilize, the safer your system will be. Doing all the protective measures has a significant effect on one's system.

The meeting was adjourned at 8:45pm.

Respectfully submitted,

Rebecca Brooks