

Halfmoon Township Planning Commission Meeting Minutes
7:00pm December 16, 2008

Attendance: Lorin Nauman, Dave Piper, Bob Eberhart, John Stevens, Rob Brooks, and Larry Fennessey. Member Absent: Scott Sheeder. Others present; Sebastian DeGregorio, CRPC, Karen Brown, Acting Town Manager; Becky Brooks, minute taker.

- I. Call to order- Chair Lorin Nauman called the meeting to order at 7:15 pm. All enjoyed the beverages and victuals of the annual Christmas Party. **Motion. Mr. Stevens moved to accept the amended minutes of December 2, 2008, Mr. Brooks seconded. The amendment will say that Walter Schneider is the new head of Centre Region Code Administration, not CRPA. The amended minutes were sent to the Township Offices. The motion passed 5-0. (Mr. Eberhart abstained).** Mr. Moyer has announced that he will resign from the BOS in the near future.
- II. Citizens Comments. None.
- III. RVD. The PC discussed comments that Mr. Eberhart wanted to address.
 - A. The issue of public dedication vs. public access. They reviewed parkland requirements. Should half of the Parkland be publicly dedicated? Mr. Piper asked about the value of the parks. Do people use them? Mr. Brooks suggested that perhaps sports parks could be negotiated.
 - B. Fee in lieu. Does the Township need the parks or the money? Should there be a minimum price per acre? At least it would be a starting point. Is \$2,000/acre too little? Will the landowners walk in and write a check (fee-in-lieu) to get the density that they want? The PC thought that they might do that. Mr. Brooks asked if the formula for inflation related increases is in the ordinance. Mr. DeGregorio said yes, the language is in there. Mr. Piper suggested that the amount be \$2,500, and make it a lock-in and an adjustment so they can't purchase it all at once. The rate would change. Mr. Brooks suggested that only a proportion of the land could be fee-in-lieu and that only 20-25% of the open space land could be initially purchased. **Motion. Mr. Brooks made a motion to change the fee to \$2,500/dwelling unit and that only 25% of the desired fee-in-lieu land could be negotiated at any one time. The Township would then have 1 year to consider a change in the**

rate. Mr. Piper seconded. Vote 6-0. The motion passed unanimously.

C. Work Force Housing.

1. Mr. DeGregorio mentioned that within the Rural Growth Boundary the percentage of workforce housing is 15% and outside the RGB the percentage should be 10%. Mr. Eberhart explained some of his editorial changes. There was discussion about calculations, and Mr. Piper said that these calculations are not necessary at the time of construction. Mr. DeGregorio thought that this requirement may be related to affordability, and he will ask why it needs to be there.
2. Page 24. Whenever work force housing is built, it is managed by those who bought them, for example, the Land Trust, or any other agency, they will charge a fee. Mr. Piper said that this section needs to be more defined. He added that we need some answers; there are lots of items that the borough has not defined. Mr. DeGregorio said, yes, it will have to be cleaned up. We will see what the attorney suggests.
3. Page 27. In the phrase “dedicated common space” the word “common” will be removed. These are areas where the Township has a permanent easement, can be used by the Township and are maintained by the Township.
4. Page 28 Two terms that will be used are; publicly dedicated and publicly accessible. There is also privately owned land that is publicly accessible. The word “parkland” will be changed to the phrase “dedicated parkland”. The PC will look at this section again after getting comments from that solicitor and after Mr. DeGregorio clarifies some of the information. The large park areas are the dedicated parks.
5. There was a brief discussion about the fiscal analysis. The developer is currently responsible for that. Mr. Eberhart asked why couldn't the Township do it? The PC decided that the Township would have to make too many assumptions, and thus, the developer should be responsible.

The meeting was adjourned at 8:56.

Respectfully submitted,

Rebecca Brooks.

