

Halfmoon Township Planning Commission Meeting Minutes
7:00pm December 2, 2008

Attendance:, Lorin Nauman, Scott Sheeder, John Stevens , Rob Brooks, Larry Fennessey.. Members Absent: Bob Eberhart , Dave Piper. Others present; Mark Maloney, Chris Rand HMA; Marc Glowczewski , representing Grays Woods Partnership; Becky Brooks, minute taker.

- I. Call to order- Chair Lorin Nauman called the meeting to order at 7:10 pm. **Motion. Mr. Brooks moved to approve the minutes, Mr. Stevens seconded, Vote: 4-0 with one abstention.**
- II. Citizens Comments. None.
- III. Reports. None. Walt Schneider is the new head of the Centre Region Code Administration.
- IV. Subdivisions and Permits.
 - A. A motion was needed to terminate (not extend) the current plan proposed by Barr Farm Country Estates plan based on non-compliance. **Mr. Nauman moved to terminate the current plan. Mr. Stevens seconded. The motion was approved 5-0.**
 - B. The PC received a permit application from Dorsey Houtz, for a sign measuring 32 square feet. **Motion. Mr. Brooks moved to approve the sign. Mr. Fennessey seconded. The motion was unanimously approved.**
- V. RVD.
 - A. pg 29. The existing table was changed to the following categories: negotiable, 2 acres, 5 acres, and 5 acres.
 - B. Sidewalks. There was discussion about the requirement of sidewalks in certain areas. Mr. Brooks thought sidewalks should be single-loaded on many streets. Mr. Sheeder added that he agreed that sidewalks should not necessarily be on both sides of streets because of the increase of impervious surface. Bike paths would be added where necessary. Mr. Rand added that the sidewalk issue would be design dependent- that sidewalks would be put in where they would be used, not necessarily on all streets. Mr. Maloney said that there would also be a trail system through the area that could be used in addition to the sidewalks and could be plowed. He added that it would be hard to justify the expense of sidewalks everywhere. Mr. Nauman added that there would be

places where sidewalks would be unnecessary, for example, some of the houses would have high acreage and frontage it wouldn't be necessary to have sidewalks. Mr. Maloney said that it would be possible to say that all homes in the RVD3 will have access to sidewalks or paths. Mr. Brooks suggested specifying in denser districts. He suggested a sidewalk on one side of the street with exemptions as specified (paths would be an option). The intent is that everyone has access to either sidewalks or paths. Mr. Maloney said that if sidewalks seem necessary, then they would put them in.

- C. Pg 29 #1. add "in areas where there may be redundancy a sidewalk can be eliminated at the discretion of the PC."
- D. Pg 30. The Bicycle circulation section seems fine. (It is not too subjective.) Mr. Nauman added they might want to put impervious surface in on the high-density paths and gravel as you move out to less dense areas.
- E. Pg 31 4 A. Curb and gutter. Mr. Brooks said that he agrees that there should be some flexibility in the RVD3. Mr. Maloney that curbs are not necessary in some places, it creates more run-off, etc. Mr. Fennessey that sidewalks and impervious surfaces don't actually affect ground water in this area. The aquifer is actually increasing because of run-off and recharge. Mr. Brooks suggested saying "curb and gutter treatments shall be used in RVD3 when the road has sidewalks or in other areas at the discretion of the PC."
- F. Pg. 35. VIII. This section will be eliminated.
- G. 1300.14 does not exist. The numbering sequence needs to be adjusted.
- H. Pg 36. 1300.16 stands as is.
- I. Pg 36 A 5 stands as is.
- J. Pg 37. B4. Says "six(9)" , should say "six (6)".
- K. Pg 38. #3. There was discussion about preserving trees and planting trees.
- L. Pg. 48. Building Design and Architectural Standards. This section will be eliminated.
- M. Pg 53. 1300.17.D.12 Bullets 13,14, 15, 16 will be added. These are optional (not required) designs to create and encourage more variety and flexibility. (all "shall's" should be changed to "should".
- N. Pg 55. The number of sets of documents should be changed to 7 (same as current regulations).
- O. Pg 62 C5. Take out "diameter"., so it says approximate location, not size.
- P. Pg 62. Take out " Single family, town and condo residential use types".
- Q. Pg 68. n. Density, area, types. The document shouldn't reference each phase, just entire build-out. There was discussion. The market will determine the housing in future phases. The PC would

like Mr. DeGregorio to look at this section and comment on it. There needs to be clarification. Why is this section necessary? Can it be eliminated. (There are general design regulations in section 1300.5A page 12).

- R. Pgs 80-81. 1300.21 The PC thinks this issue is pretty well defined. Leave it as it is.
- S. Appendix C. Definitions. "Hierarchy of streets" has been removed.
- T. Pg. 95. The TND definition should be removed. The PC thinks that "TND" should be removed throughout the document.
- U. The PC is hoping to see Solicitor Yurchack's comments as soon as possible.

VI. Other Business. The next PC meeting will be the annual holiday gathering. Rob and Becky will bring coffee or hot chocolate or both, cups and plates. They will ask Bob Eberhart to bring cider. Other members will bring finger foods.

The meeting was adjourned at 9:00pm.

Respectfully submitted,

Rebecca Brooks