

Halfmoon Township Planning Commission Meeting Minutes  
7:00pm May 20, 2008

Attendance: John Stevens, Lorin Nauman, Bob Eberhart, Dave Piper, Larry Fennessey, Rob Brooks, Scott Sheeder. PC members absent: none. Others present; Karen Brown, Acting Town Manager; Greg Love Zoning Officer, Sebastian DeGregorio, CRPA; Brooks Way; Mark Maloney and Chris Rand, HMA.

- I. Call to order- Chair Lorin Nauman called the meeting to order at 7:07 pm.
- II. Mr. Eberhart moved to accept the minutes of May 6, 2008. Mr. Fennessey seconded. Motion passed unanimously.
- III. Citizen's comments. None.
- IV. Reports.
  - A. CRPC- The Riparian Buffer Ordinance is going back to COG. In June or July it will be sent back to the Municipalities for adoption.
  - B. Zoning. There will be plans coming in for the next meeting. There are two for Trotter Farms. A discussion ensued.
  - C. RVD. Mr. DeGregorio reviewed the schedule: added signage, tentative & finished master plan, and minor definition changes. There was discussion about how to meet the deadline for DRI. The BOS should make the decision.  
**Motion. Mr. Brooks moved to recommend that the BOS (at this Thursday's meeting) direct Mr. DeGregorio to process DRI to keep the process moving. Mr. Piper seconded.** The following are the proposed dates for the process. June 26- Halfmoon Township endorses the application. July 30 Revisions made by Halfmoon, then it is sent to CRPC for consideration in August and September. (August 7, September 4, September 22). There was more discussion. Mr. Maloney will provide a summary regarding his plans for sewage. More discussion. Mr. Sheeder asked that Mr. Maloney's information be brief, a page, that can be added to the proposal. Mr. Eberhart suggested that Mr. Maloney might go to the BOS meeting and show the BOS that they have a viable wastewater management plan. Mr. Maloney said he would go to the BOS meeting. Mr. Piper added that if Mr. Maloney could compile an outline for Mr. DeGregorio, to justify the load on this property, it would go a long way as far as convincing the BOS that it is possible. Mr. DeGregorio said that all this information and data would go into a proposal, which will be presented to the COG. Mr. Eberhart wants to be sure that there is enough information for the proposal. Mr. DeGregorio said that we need to have as much information as we can get. **Vote 6-1.** Mr. Nauman asked if the PC was ready to vote. Mr. Brooks will email the BOS before the meeting and let them know that the PC is recommending that the BOS direct Mr. DeGregorio to start the application process.
- V. Brooks Way Property. Mr. Piper presented the plan. They have gotten approvals from the engineer, Conservation District, and the Centre Region. The sewage planning is the hang up. Mr. Piper explained the water usage and the septic possibilities. During heavy use periods Mr. Way rents port-a-

potties. There was discussion about COLDs systems, but this proposal was not considering COLDs, because it can meet the needs with conventional treatment. There was mention that the engineer suggested 2 septic systems as an alternative. Mr. Piper said that a conventional option is viable in this case. The SEO thinks that we need to exercise a COLDs systems an option. Portions of the Ordinance were read. The PC doesn't think that a COLDs system needs to be considered. Mr. Brooks suggested that someone needs to talk to Mr. Herr about using a conventional system. Mr. DeGregorio read from the Ordinance, and the PC does not see that COLDs needs to be in the discussion because the development can meet sewage requirements through conventional methods. **Motion. Mr. Fennessey recommends approval of the plan to the BOS, contingent on DEP approving a conventional system. All of the PC's previous questions have been answered. Mr. Brooks seconded the motion. Vote 6-0, one abstention.** It was a unanimous decision by the PC that the COLDs system issue does not apply in this case. There was discussion about what area should be covered for conducting a PA Natural Diversity Inventory. Mr. Herr thinks the entire property needs to be surveyed for this purpose. Mr. Fennessey said that it needs to be only the proposed project area not the whole property.

- VI. Codification.
- Page 344. Adult use section- definition- remove "video cassette" in all places.
- Page 345. Air Rights. Section is removed. Mr. Eberhart asked why there was no concentrated agriculture definition in this section. Mr. Love said the specific definition is on page 348. Also, Ag Security Area needs to be defined. Mr. Love will add "designated area..." the definition of Act 43 of 1981 will be used. It should be a brief definition.
- Page 346 Aquifer recharge area needs to be redefined. It should say "the area of land that contributes water to the aquifer".
- Page 347. Parenthetical phrase deleted in the Certificate of Zoning Compliance.
- Page 348. Concentrated animal operation. Mr. Love will change this definition in the code. Primary Conservation areas. Not the same as in the RPD. That definition will be used here. The RPD definition for Secondary Conservation Area will be used here.
- Page 352. Edits were fine with the PC.
- Page 355. Ms Brown said that there is new legislation for kennels. The department of Agriculture's definition of a kennel is 26 dogs. The document will say "license approved by PDA".
- Page 356. Definition of lot coverage needs improvement. Membership Club- add "for profit or non-profit social organization.
- Page 357. The coal-mining act of 1933 takes precedence (deep mining).
- Page 358. Municipal Building- proper names omitted.
- Page 359. Open Space definition. Use Open Space Ordinance. For "parent tract" use the definition in RPD (including the designated date).
- Page 362. Special exception use and permit- eliminated. Typos corrected.

Page 365. Mr. Brooks asked to add a wetland definition here, which he will send to Mr. Love.

Page 366 Remove “borough and township”. Mr. Stevens asked if changes could be made on this document after it has been submitted and accepted. The change would have to go through the formal process of a public hearing, etc.

Page 367. A few phrases were deleted.

Page 368.b. the signs for land changes should say: “subdivision and/or development.

Page 369. Change the sign color from brown to blue. 255-43b. Add “and the Township manager” instead of municipal design consultant.

Page 370 E. Election signs. - Comply with temporary signs. Anything over 4 feet needs approval.

Page 372. 255-49 A title was added. Nonconformities- Mr. Love will review 1-5. (Whether or not to keep them in) #4- take out the word “significant”. The zoning board enforces 1-5.

Page 374 #6. Remove article 900. Page 376 Article 12. Double check that all districts are there. Other edits were made.

Page 377. PC can only make recommendations to the BOS. The Supervisors can make requirements.

Page 378-384 255-58- will probably be removed. Floodplain controls will be over-hauled.

Page 384 255-60 has been removed- Inserted methadone clinic language as per MPC. Conditional use in is in the M1 District.

Page 401. Lighting Standards. There are general standards only here.

Page 402-3 editorial changes.

Page 404. Add water amendments from 2004.

Page 405-409. more edits.

Page 410. Definitions moved to 255-7A & B.

Page 415. Environmental design standards are independent from article 12, but they will be moved to Article 12. Floodplain and slopes should go here too.

Page 421-466. Buffering tables, R1, V1, RVD, all the tables are located here.

Page 445-446. The maps are from 1971, and are no longer correct. Centre Region will provide updated maps.

Page 451. Ordinance for Cable TV franchise- needs to be updated.

Page 453 Tax issues. This Ordinance needs to be changed by someone with the necessary knowledge to do so.

Motion. **Mr. Brooks recommended that the PC approve all changes that have reviewed and the document be sent to the BOS. Mr. Sheeder seconded. Vote 6-0.**

The meeting was adjourned at 9:35.

Respectfully submitted,  
Rebecca P. Brooks