

Halfmoon Township Planning Commission Meeting Minutes
7:00pm February 19, 2008

Attendance: Bob Eberhart, Dave Piper, Scott Sheeder, Larry Fennessey, and Rob Brooks. PC members absent: John Stevens, Lorin Nauman. Others present: Greg Love, Zoning Officer; Ray Regan, Pennterra Engineering; Kathy Henry, Donna Vaux; Brooks Way and Jason Coopey- Way Fruit Farm; Seth Blake, Jo Blessing, Kate Wilson, Kate Tice- class project, PSU (AEE 360).

- I. Call to order- vice chair Dave Piper called the meeting to order at 7:08 pm.
- II. Minutes. Motion. Mr. Eberhart moved to accept the minutes of January 15th 2008. Mr. Fennessey seconded. The minutes were approved unanimously.
- III. Citizens comments. None.
- IV. Reports.
 - A. BOS-
 1. Bob Eberhart reported that Benner Twp. Is seeking municipal representatives for a committee to develop a Master Plan for the Spring Creek Canyon.
 2. Andrea Leonard was appointed to the Schlow Library Board.
 3. Susan Ogram (?) was appointed to fill the vacancy on the Parks and Recreation Board.
 4. BOS is considering a riff-raff day in the township.
 5. The BOS discussed the RVD.
 6. The BOS is still working on their objectives for 2008.
 7. The BOS discussed Watershed Day, April 19th, organized by Clearwater. Previous sites are on Open space sites, so new sites must be found.
 - B. Zoning Officer Updates.
 1. A few minor details need to be addressed in Trotter Farms.
 - a. The responsible party for the pump house will be S & A Homes, not the Homeowners Association.
 - b. Water system is on line.
 - c. Matt Milliron is running the water system.
 - d. Water meters were installed in all houses.
 2. Notices were sent out for the hearing about the Vet Clinic. The hearing is scheduled for March 13, 2008.
 3. There will be a mailbox for Commission members and other to pick up their mail, instead of mailing most items.

C. Centre Region. Mr. Piper reported. There were introductions and assignments. The Council approved west end plans in the Borough.

V. Subdivision and Ordinance Reviews.

A. Vaux Plan – First review. Lot 4 & 5 are being re-subdivided, it is a minor subdivision with a sewer module. Kathy Henry represented the landowner. The plan will add steep slopes, and include other minor corrections and signatures. The plan needs a stormwater management plan, a road plan and profile. Mr. Eberhart asked, now that there are 4 lot exemptions done, what is Lot 3 (completed last year) ? There are additional country lots coming in (will contain equivalent acreage for 50% open space if ever needed). Motion. Mr. Piper moved to approve the planning module conditionally. Mr. Brooks seconded. The motion was approved unanimously. The PC will hold off on the plan until changes are completed.

B. Orchard Manor. They were requesting conditional approval. The work has been done on wetland delineation and other items. Mr. Regan said they were waiting to hear from DEP- specifically the NPDES stormwater plan. Mr. Franson has been provided with an updated plan is satisfied with the plan. Three comments (notes 17-19) were added at Franson's request. Mr. DeGregorio asked, if a property owner buys the land, how does he know about items 17-19? They would not necessarily be aware of those issues. Mr. DeGregorio said these are pretty strong comments. Mr. Regan said he would recommend to his client that it would be the developer's responsibility to make sure the buyer gets a copy of the document. Mr. Piper added that there is no way we can foresee what problems there may be, should the Township require this every time? Mr. Fennessey said he thinks we do want this on all plans. Buyer beware. Mr. Love added that there are a few outstanding issues other than engineering items. They are requiring that 1 well be dug and tested before the final plan is done. Each subsequent well has to be tested. Mr. DeGregorio said that in item #2 where it says "cased and grouted" the document should add "to 50 feet". Mr. Piper and Mr. Brooks said they were not comfortable without the engineer's review. There was discussion about possibly waiting until the next PC meeting. Mr. Love said that everything else is complete. Motion. Mr. Brooks moved to accept the plan conditional on a letter from Mr. Franson. Vote 6-0. Mr. Regan said that the sewage planning module has been addressed by the SEO. Motion. Mr. Piper moved to accept the planning module. Mr. Brooks seconded. Vote 6-0. Mr. Regan said he would make sure the BOS gets a letter of approval from Mr. Franson.

C. Sedgefield. Lot #2 is being taken off the tract (33 acres from 72 acres). The sewage planning module needs to be approved. There

are no outstanding issues. The MPC requires that the module be approved. Mr. Piper said that these and all reviews need to be consistent. If there isn't a problem, why is the sewage predicament an issue. He did not see any justification. The SEO said he would not sign until he sees where the tank is, etc. Mr. Love requested conditional approval on waiting for the sewage planning module. Motion. Mr. Brooks moved to approve the plan conditional on waiting for the sewage planning module prior to final approval. Mr. Fennessey seconded. Vote 6-0. The PC said that the BOS should consider over-ruling the SEO.

- D. Property off of Sawmill Road- This area will be reviewed at the next PC meeting. It involves a new private road (Pasture Lane) and 3 buildable areas, thus restricting the developed area to allow possible open space areas if needed in the future. There is a place to connect to Sawmill road, but the lane would be off of SR 550. The PC questioned the safety of the location on SR550.
- E. I Parker Huff Property. There are 6 conditions for plan approval. Mr. Love said that the judge ordered the PC chairperson and secretary (and the BOS) to sign within 14 days. There was discussion about the property and the wetlands on the land. The PC thought it is not an appropriate place to build because of the wetlands. The judge can rule without the approval of either the PC or the BOS. The PC is just an advisory board. Motion. The PC authorizes signing the plan, but the PC thinks it is against its better judgment to sign as per the court order. Discussion. The PC thinks that they are being asked to approve something that is not as per our ordinance (a 2 lot subdivision in the middle of a swamp). The PC withdrew the motion.

- VI. Update on Way Fruit Farm. Mr. Way explained that his daughter and son-in-law were joining the business. Mr. Piper said he has hired someone to design a drainage way in order to meet federal regulations. He will get the final plans as soon as possible. Mr. Love said the parking and loading areas are acceptable. UCC code requirements – Sewage Planning Module, C-1 zoning review and Land Development Plan will be drawn up. There will be an 85 X 90 square foot building added on, which will house coolers. The existing areas will be commercial. There will be a lunch area- a gathering place, and the services (breakfast?) will be dictated by the community. They want the business to remain a farm-oriented profitable place. They have plans for walking trails and they have planted Christmas trees. Mr. Coopey added that the business will be more energy efficient and they want it to be a more useful venture to the community.
- VII. Code review. The BOS wants the PC to review the entire document. Mr. Love wants the PC to consider the following items:
 - A. Methadone treatment centers (the Township must provide for them)

- B. Elimination of adult businesses in certain areas- restrict to the M-1 heavy industrial area
- C. Zoning Ordinance requirement to find non-conforming uses- would like to change- push on to the applicant
- D. Temporary election signs- 30 days before and 7 days after an election- want to clear up, specify a definition
- E. Municipal design consultant – want to remove
- F. Would like to consolidate definitions
- G. Mining issues have to be taken out, because they are regulated by the state
- H. Cell towers
- I. Concrete plants- scaled back
- J. Homeowners association addition
- K. A-1 still has some industrial uses allowed
- L. Updates for FEMA flood definition
- M. Definition of family

The PC cannot make decisions just recommendations to the BOS. The PC should set aside 2 meetings to address the document. Mr. Brooks asked about addressing a lighting ordinance and windmills. Mr. Love said please do not disregard this document. The PC decided to address the document in March, at both meetings if necessary.

- VIII. RVD. Mr. DeGregorio told the board he would make changes, and get them back to the BOS on the 13th. He said they should get an updated copy before the meeting. Four out of 5 BOS appear to be against fee-in-lieu. They want it removed as an option. The OSPB is against it as well. The PC was told that the BOS has made their minds up about it. The OSPB does not want the Township to be responsible for finding the land.
- IX. There was discussion about a possible sewer/water authority. Mr. Fennessey said that consultants should be used- we are not qualified to review Chesapeake Bay issues, etc. It would take too much time and the problems are too detailed. Motion. Mr. Brooks moved to draft a letter from the PC to the BOS that explains the complexity of the issues, and the expertise necessary. The PC requests putting out an RFP for qualified consultants to do it. Mr. Fennessey will draft the letter. Mr. Sheeder seconded. Vote 6-0.

Mr. Love said there is a mandate requiring a fire, police, and ambulance administration plan.

The meeting was adjourned at 9:28.

Respectfully submitted,

Rebecca P. Brooks