

Halfmoon Township Planning Commission
100 Municipal Lane, Port Matilda, PA 16870

Minutes
Tuesday January 5th, 2010

Attendance: Lorin Nauman, John Stevens , Joe Tylka, Jordan Finkelstein, Rob Brooks, Bob Eberhart, and Larry Fennessey. Members Absent: none. Others present: Sebastian DeGregorio, CRPA; Mark Stevenson, BOS; Eric Casanave, PennTerra; and Mark Maloney, citizen.

1. Call to order: Chair Lorin Nauman called the meeting to order at 7:05 PM.
2. Minutes: Mr. Stevens moved to approve the minutes of December 15, 2009. Mr. Fennessey seconded. Vote – 7-0.
3. Organization of the Planning Commission
 - A. Appointment of Chairman of the Planning Commission - Motion. Mr. Stevens nominated. Lorin Nauman, Mr. Fennessey seconded. Vote – 7-0.
 - B. Appointment of Vice-Chairman of the Planning Commission Commission - Motion. Mr. Nauman nominated John Stevens, Mr. Tylka seconded. Vote – 7-0.
 - C. Appointment of Secretary of the Planning Commission Commission - Motion. Mr. Eberhart nominated Larry Fennessey, Mr. Tylka seconded. Vote – 7-0.
4. Citizen’s Comments: None.
5. RVD Open Space Fee-in-lieu discussion

Board of Supervisor’s Chair Mark Stevenson provided the PC with a spreadsheet of his recent work on calculating a fair and equitable RVD open space fee-in-lieu figure using Centre County Agricultural Easements, recent Township property appraisal and Act 153 Open Space Preservation Program lease amounts. Mark Maloney then provided the PC with his own version of Mr. Stevenson’s spreadsheet. A lengthy discussion ensued. Mr. Maloney indicated that if the fee-in-lue were to increase, the allowable density should be increased. Mr. DeGregorio asked Mr. Maloney about providing the Township with more information regarding the feasibility of his sewage plans. Another lengthy discussion ensued. Mr. DeGregirio requested that the PC provide him with emails on the fee-in-lieu discussion for the Board by 1/13/09.
6. Subdivision and Land Development:

Halfmoon LLC (former Orchard Manor subdivision). Mr. Eric Casanave, PennTerra Engineering, presented the four (4) lot subdivision plan for the former Frank Farm aka “Orchard Manor” subdivision, at the northwest corner of the intersection of SR 550 and Orchard Road. Mr. Casanave did not have time to address the CRPA staff review comments, but indicated he didn’t have any problem with them. Mr. Casanave indicated he had some questions regarding the engineer’s stormwater comments and would address those with Mr. Franson. He also indicated that he had been unable to get feedback from the Zoning and Sewage Enforcement Officer. Discussion also took place regarding the possible waiver of the 4,000 gal fire storage tank. Mr. Eberhart asked about the timing of the original larger subdivision and possible lot exemptions. No one knew the answers and Mr. Casanave indicated he would look into the matter. Because of the number of comments not addressed yet, the PC took no formal action.

7. Meeting Schedule for 2010

The PC moved (passed 7-0) to approve the following dates:

Meetings held on 1st & 3rd Tuesday. January 5th & 19th, February 2nd & 16th, March 2nd & 16th, April 6th & 20th, May 4th & 19th (2nd meeting would have to be moved to Wednesday because of Election – OSPB also has meeting same night), June 1st & 15th, July 6th & 20th, August 3rd & 17th, September 7th & 21st, October 5th & 19th, November 3rd & 16th (1st meeting moved to Wednesday because of Election – OSPB also has meeting same night), December 7th & 21st.

8. 2010 Planning Commission appointment

Two Township residents (Mr. Lance Cooper, 500 Boundary Oaks Lane and Danielle Del Corso, 94 Cornfield Lane) have expressed interest in the vacant Planning Commission position. None of the PC members personally knew either individual. Mr. DeGregorio indicated he would ask the Township manager to contact them and invite them to the next PC meeting.

9. Reports

- A. BOS Meeting. Mr. DeGregorio reported that the supervisors have provided a letter to Patton Township regarding sewer service for the Greenmore Manor Development.
- B. Centre Region Update, Mr. DeGregorio reported that Mr. May, CRPA Director, and staff plans on meeting with the Township on Jan 19th regarding the Comprehensive Plan Overview. Three DRI's are on the next CRPC agenda.
- C. Zoning Officers Report. No Report

10. Revised Wind Energy Facilities Ordinance

Mr. DeGregorio provided a brief update regarding the draft and the comments received from the St. Francis Renewable Energy Center. The comments essentially indicated the Township's draft was good. The proposed draft seeks to permit both residential and commercial types of wind energy in the Township. The Planning Commission should provide feedback and take action to forward this Ordinance on to the Board of Supervisors at either its January 19th or February 2nd, 2010 meeting.

11. Water Well / Geothermal Borehole Ordinance

Mr. DeGregorio provided background on this joint CRPA/Spring Creek Watershed Association draft water supply/geothermal well ordinance currently out for review and adoption by all Centre Region municipalities. The largest difference between what Halfmoon Township has on the books and what is proposed at this time is more detailed regulation regarding water and geothermal well construction (currently unregulated) and inspection/enforcement which would be provide by the Centre Region Code Agency, possibly as part of a larger Building Safety Code initiative. A lengthy discussion ensued regarding what additional requirements could become effective in the Township if the Property Maintenance Code were adopted. Mr DeGregirio indicated he would email the Director of Code Enforcement and request clarification. The Planning Commission should be prepared to discuss the ordinance at their January 19th and February 2nd and 16th meeting to advance this to the Board in either February or March, 2010.

12. The meeting was adjourned at 9:15 PM