

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

Minutes

Tuesday January 19th, 2010

Attendance: John Stevens, Joe Tylka, Jordan Finkelstein, Bob Eberhart, and Larry Fennessey.  
Members Absent: Lorin Nauman. Others present: Karen Brown, Acting Manager, Susan Steele, Manager, Sebastian DeGregorio, CRPA; Jim May, CRPA; Eric Casanave, PennTerra; Fred Henry, Henry Surveys; and Lance Cooper and Danielle Del Corso, citizens.

1. Call to order: Co-Chair John Stevens called the meeting to order at 7:03 PM.
2. Citizen's Comments: None.
3. Minutes: Mr. Finkelstein moved to approve the minutes of January 5, 2010. Mr. Eberhart seconded. Vote – 5-0.
4. Reports

BOS Meeting: Ms. Steele reported that the supervisors asked what was needed to start the open space review process, went over their priorities for the year, and discussed the letter from PaDEP regarding Mr. Maloney's Sewage Planning submission.

Centre Region Update: Mr. Fennessey reported that three DRIs were reviewed. One is regarding the Borough's proposed Inclusionary Housing Ordinance, one is regarding Ferguson Twp removing or revising the existing 200' agricultural buffer, and one regarding the rezoning of the SCASD rezoning of its Panorama Village School property.

Zoning Officers Report: No Report
5. 2010 Centre Region Comprehensive Plan Update

Mr. Jim May, CRPA Director of Planning, provided the Planning Commission an overview of information regarding the region's 2010 Comprehensive Plan update process, and discussed the proposed next steps in the planning process. The plan looks at regional growth for the next 30 years for which the population is expected to grow by 20,000 people. Mr. Eberhart asked if Act 537 planning would be done concurrently. Mr. May responded no, that the region does continuous updates to the 537 Plan. Mr. Fennessey asked what was meant in the presentation by "vacant" lands regarding the Township. Mr. DeGregorio responded that vacant lands only apply to areas within the sewer service area. Mr. Tylka commented that lands in the CREP program should somehow be counted in the process.
6. Subdivision and Land Development
  - A. Halfmoon LLC (formerly the 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 had addressed all the review comments and the plan was recommended for approval by CRPA and the engineer. A letter had also been received from the Township's SEO indicating the sewage issue was resolved. Mr. Casanave indicated he confirmed that the

parent tract was subdivided in 1997; and therefore, the property was eligible for open space exemptions. He also indicated that they did not seek a waiver of the 4,000 gal fire storage tank, and that a Homeowners Association would be created to be responsible for the tank. Mr. Fennessey moved to recommend approval of the plan and Mr. Eberhart seconded. Vote – 5-0.

B. Dorsey and Sherri Houtz, Replot of Lot 2 and 3R into 2R and 3RR, Fred Henry, Henry Surveys/Mease Associates, presented the revised 2 lot replot for a portion of the former Ghadar Farm located on the northside of SR 550 directly across from the Trotter Farms subdivision. Mr. Henry indicated the property was being subdivided into 50 acre and 23+ acre parcels, and that the property would still have 2 remaining exemptions. All CRPA staff comments had been addressed. Mr. Finkelstein moved to recommend approval of the plan and Mr. Tylka seconded. Vote – 5-0.

7. New Planning Commission member interviews

Two Township residents had expressed interest in being the new Planning Commission member to replace Mr. Rob Brooks. Mr. Lance Cooper, 500 Boundary Oaks Lane and Danielle Del Corso, 94 Cornfield Lane. Both candidates provided background information followed by a lengthy question and answer session with the planning commission members. After the candidates departed, the commission discussed, which candidate might be best suited. Mr. Fennessey made a motion to recommend Danielle Del Corso, Mr. Finkelstein seconded. Vote – 5-0.

8. Planning Commission Minute Taker

Mr. Stevens asked Ms. Steele if funding were available to have someone other than a planning commission member take minutes at the meetings. Ms. Steele agreed to look into the issue.

9. RVD Open Space Fee-in-lieu discussion

At its January 5 meeting Supervisor's Chair Mark Stevenson addressed the Planning Commission regarding his work on calculating a RVD open space fee-in-lieu figure. Some members thought the method had a weakness in only using one appraisal, others thought it was a reasonable attempt to document a method. A lengthy discussion ensued. Mr. Eberhart shared data he received from the County for 5 properties that had their development rights purchased in 2008-2009. Mr. Eberhart indicated the average cost of the 5 properties was \$3,500, which was the value the Open Space Board recommended. There was a lengthy discussion regarding the quality of the agricultural land in the County's program. Mr. Fennessey made a motion to recommend a value of \$3,000 because the exact number did not matter at this time and it was more important to simply advance the ordinance to public comment, since the value could be modified later. Mr. Finkelstein seconded. Vote – 4-1.

10. RT Ventures (Wildlife Corridor) property appraisal review

Per the Township review and Open Space Preservation Program requirements, the Planning Commission is required to review and comment on the appraisal. There was some discussion; however, the planning commission unanimously deferred to the expertise of the Open Space Board and report professionals.

11. Planning Commission appointment to Act 153 Open Space Preservation Program 5 Year Review Committee  
Mr. Tylka volunteered to be the representative, which was supported by all planning commission members due to Mr. Tylka's background in finances.
12. Revised Wind Energy Facilities Ordinance  
Discussion was deferred until the 2/2/10 meeting. Mr. DeGregorio asked that if members to provide him with any comments.
13. Water Well / Geothermal Borehole Ordinance (deferred until 2/02/10)
14. Planning Commission priorities (deferred until 2/02/10)
15. The meeting was adjourned at 9:30 PM