

**REGULAR MEETING / WORK SESSION**

**1. CALL TO ORDER – REGULAR MEETING**

The June 6, 2016 Regular Meeting was called to order at 7:00 PM by Ms. Sharon Bressler. Members Bill Steudler, Brian Rater, Kate Domico, and Robert Prosek also attended. Staff members present were Douglas Erickson, Township Manager; Stephen Casson, Township Engineer; Ken Soder, Zoning Officer; and Greg Garthe, Centre Regional Planning Agency. The audience included Tom Jacobs, S & A Homes.

**2. ITEMS OF CORRECTION**

There were no additions or deletions to the agenda.

**3. APPROVAL OF MINUTES**

Meeting minutes from the May 2, 2016 combined Regular Meeting and Work Session were brought before the Planning Commission for approval.

Mr. Brian Rater made a motion to approve the meeting minutes, with the correction of changing the start time to 7:00 PM. The motion was seconded by Ms. Kate Domico. The motion passed with a vote of 5-0.

**4. PUBLIC COMMENTS**

There were no public comments at this point in the meeting.

**5. FAMILY BURIAL PLOTS ORDINANCE**

Mr. Greg Garthe noted that one of the pending work tasks discussed at the May 2, 2016 Planning Commission meeting was an ordinance pertaining to the burial of human remains in family burial plots. The Township previously received an inquiry to the legal status of entombing the remains of deceased family members on an individual's property. This ordinance would include any necessary recommended standards that would pertain, for instance, to setbacks from adjoining properties and nearby streams or drinking water sources as well as any other requirements necessary to ensure the general health, safety, and welfare of the citizens. Staff located a draft ordinance that was previously developed for the Township but never adopted, and reviewed it for consistency with other similar ordinances in effect at other municipalities.

Items within the proposed regulations are:

- Burials preferred, but not required in recognized cemeteries
- Permits are required for burials in recognized cemeteries or on private property
- Burials must follow Pennsylvania requirements for depth (18" minimum with casket/outer case or 24" with no casket/outer case)
- Site must have permanent marker
- In non-recognized cemeteries, burials must follow a minimum 15' setback from property lines and a minimum 50' setback from any water course
- No burials are permitted on a site less than a ½ acre
- The site must be registered with the Township and a location map and other pertinent information must be provided
- Site must be accessible by public/private roadway with an appropriate easement
- Deed conveying the property must indicate the restriction or reservation of the family burial area

**5. FAMILY BURIAL PLOTS ORDINANCE (cont.)**

- Deed must specify a responsible party; whether grantor, grantee, or another party for maintenance of the site
- Notice of change of ownership must be provided to the Township prior to conveyance of the deed

Mr. Brian Rater had concerns with not identifying the deceased in the deed and concerns with depth. Does the Township need to follow the State laws for minimum depth or can the Township say 5' minimum depth for example? Mr. Doug Erickson noted that it would be a question for the Township Solicitor.

Ms. Kate Domico noted that the regulations are written as though a burial on private property would be planned in advance. What happens if it is not planned and a resident wished to do so? Mr. Ken Soder noted that as long as the Township is alerted and the process has started, the Township would not prohibit the burial. Mr. Erickson noted that prior to the burial permit being issued a condition would be that the deed be recorded.

Upon more discussion, the Planning Commission and Staff agreed that more research needs to be done; specifically, on the vault, lot size, what is defined as a permanent marker, and clarification/further explanation of the deed restrictions.

This item will be revisited at a future meeting.

**6. LARGE SCALE SOLAR ORDINANCE**

Mr. Greg Garthe noted that another pending work task that was discussed at the May 2, 2016 Planning Commission meeting was an ordinance for the installation of large scale solar facilities. Alternative energy is an increasingly popular means of producing energy, both on an individual and commercial level. Although small solar panels and rooftop systems can be regulated in a land use ordinance; large scale commercial solar energy production contains attributes that perhaps require more attention as it relates to siting, scale, and other land use matters.

At their May 11, 2016 meeting, the Board of Supervisors discussed the list of pending work tasks recommended by the Planning Commission and expressed an interest in elevating the large scale solar ordinance to a higher priority because Penn State University is currently conducting a campus-wide solar feasibility study and may consider installing large scale facilities in Patton Township in the future.

CRPA Staff have reviewed model ordinances that provide a good basis for regulating solar facilities in the Township, which may entail amendments to existing zoning regulations. Locally, College Township is in the process of amending their zoning regulations to address large scale solar. They are developing a draft ordinance that addresses solar facilities both as an accessory use and as a primary use.

Greg reviewed a handout on general guiding principles/best practices for solar regulations, and some information on the College Township draft ordinance that is in development with the Planning Commission.

Mr. Tom Jacobs, S & A Homes, suggested that the Township consider the newer parabolic systems versus the common flat panel systems when drafting regulations for height requirements.

The Planning Commission asked CRPA to begin drafting a proposed ordinance that would be relatively consistent with the College Township ordinance and present a draft at a future meeting.

**7. HALFMOON TOWNSHIP OFFICIAL MAP AMENDMENTS**

Mr. Greg Garthe noted that Halfmoon Township is proposing an ordinance (2016-02) to amend the Halfmoon Township Official Map. Pursuant to Section 408(c) of the Pennsylvania Municipalities Planning Code, if there are existing or proposed streets or public lands that lead into any adjacent municipality, the Township is required to transmit a copy of the proposed ordinance and map to the adjacent municipality for comments. Additionally, Section 408(b) mandates that the proposed amendments shall be sent to the county planning agency for review.

The Halfmoon Township Official Map was adopted in 2004, and in 2009 The Township adopted a Parks and Recreation Plan which identified a proposed trail system. Surveys and meetings conducted among residents during 2011 and 2012 indicated that there was an interest in a trail network that could be used to access neighborhoods and parks within the Township. As a result of the Parks and Recreation Plan and resident input, the Township Planning Commission suggested an amendment to the Official Map to facilitate future development of the rail network.

The proposed amendments to the Official Map will advance the goals of Halfmoon Township to identify the location of future park land and to add pedestrian and bicycle facilities that will connect neighborhoods and park facilities. Greg reviewed comments that the CRPA had provided, noting that the proposed amendments are generally consistent with current and proposed land use along the Halfmoon/Patton township boundary and asked if the Planning Commission had any additional comments.

Mr. Bill Steudler made a motion to recommend approval and forward the Halfmoon Township Official Map to the Board of Supervisors. The motion was seconded by Ms. Kate Domico. The motion passed with a vote of 5-0.

**8. STATUS ON PENDING ITEMS**

There were no comments from the Planning Commission on the pending work task items.

**9. REPORTS**

No additional reports were given.

**10. OTHER BUSINESS**

There was no other business brought before the Planning Commission.

**11. ADJOURN – REGULAR MEETING**

The meeting was adjourned at 7:53 PM.

**12. CALL TO ORDER – WORK SESSION MEETING**

The June 6, 2016 Work Session meeting was called to order at 7:54 PM by Ms. Sharon Bressler. Members Bill Steudler, Brian Rater, Kate Domico, and Robert Prosek also attended. Staff members present were Douglas Erickson, Township Manager; Stephen Casson, Township Engineer; Ken Soder, Zoning Officer; and Greg Garthe, Centre Region Planning Agency.

13. **LOCATION OF PERMITTED USE AREAS FOR PUBLIC SAFETY FACILITIES**

Mr. Greg Garthe reviewed the discussion that was held during the public hearing for the Office Buffer District amendments at the May 25, 2016 Board of Supervisors meeting regarding the ability of ambulance services to locate within the Township. Prior to the public hearing, it was recommended by the CRPA and the Planning Commission that ambulance services not be permitted within the OBD because of potential noise concerns and the fact that they are currently allowed in several other districts in the Township. However, although the OBD amendments were approved, the Board as CRPA Staff and the Planning Commission to review Township regulations to identify where public safety uses (ambulance, fire, police) services are currently allowed.

Mr. Garthe summarized the findings on existing Township zoning regulations. A list and map of the zoning districts that currently allow the siting of public safety facilities were provided with the meeting agenda. The Township currently has one fire station, one police station, and one ambulance service station located in the Industrial (I-1) district. In total, there are six districts where public safety facilities can be located under the current zoning regulations.

The Planning Commission members reviewed and discussed the information presented, and concluded that there were sufficient opportunities for the location of public safety facilities in the Township under the current regulations. The Planning Commission is recommending no further action at this time. The Township Manager will prepare an agenda item for the June 22, 2016 Board meeting.

11. **ADJOURN – REGULAR MEETING**

The meeting was adjourned at 8:30 PM.