

WORK SESSION MEETING

1. CALL TO ORDER – WORK SESSION MEETING

The May 14, 2012 Work Session meeting was called to order at 7:33 PM by Mr. Jeff Hermann. Members John O'Neill, Paul Silvis, Kate Domico, and Bill Steudler also attended. Staff members present were Doug Erickson, Township Manager; Brent Brubaker, Township Engineer; Ken Soder, Zoning Officer; Joe Price, CRPA Planner; and Nicole Harter, Public Works Department Secretary. The audience included D.J. Liggett, Centre Regional Planning Agency; Eric Vorwald, Centre Regional Planning Agency; Chad Stafford, Penn Terra Engineering; and Mark Maloney, Halfmoon Land Company

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. PUBLIC COMMENTS

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

4. CENTRE REGION COMPREHENSIVE PLAN UPDATE: REVIEW OF COMMUNITY FACILITIES AND HOUSING ELEMENTS

Mr. Joe Price noted that since 2012, the staff of the Centre Regional Planning Agency (CRPA) has been working on updating the Centre Region Comprehensive Plan. The current Comprehensive Plan has been in effect since June 2000. The Pennsylvania Municipalities Planning Code states that comprehensive plans shall be reviewed every ten years. The Comprehensive Plan provides clear information on specific courses of action and offers a guide to local officials seeking assistance on decisions that impact the future of the Centre Region.

The current update of the plan will focus on a variety of topical areas. These different sections of the plan are referred to as elements. It is proposed that the new plan will include the following elements: Land Use, Transportation, Sustainability, Community Services and Facilities, Open Space, Conservation, and Recreation, Housing, Community/University Integration; Natural, Environmental, Cultural and Historic Resources, Economic Development. Each element within the plan primarily consists of goals, objectives and policies that provide the overall framework for guiding future municipal and regional decisions.

Ms. D.J. Liggett of the Centre Regional Planning Agency provided a thorough review of the Community Facilities and Housing Elements of the Comprehensive Plan.

Planning Commission members and Township Staff discussed the use of Beneficial Re-Use water from University Area Joint Authority.

Mr. Doug Erickson noted that for the Community Facilities Element, under Goal 5.0 – Emergency Services, Policy 5.1.1, that he would like to have the Regional Technology Coalition removed from this item. The Coalition is responsible for providing IT services to the member municipality agencies and is not a policy-making body.

4. **CENTRE REGION COMPREHENSIVE PLAN UPDATE: REVIEW OF COMMUNITY FACILITIES AND HOUSING ELEMENTS**

Mr. Erickson noted that for the Housing Element, under Goal 1.0 – Housing Supply, Policy 1.2.4, he would like to see this policy reworded. It takes under the assumption that the Township's would require codes for existing owner occupied homes for maintenance and rehabilitation.

5. **REVIEW OF DRAFT HALFMOON-PATTON AREA PLAN**

Mr. Joe Price noted that since 2006, representatives from Halfmoon Township and Patton Township have been working together with staff of the Centre Regional Planning Agency to create a comprehensive and specific land use plan for a portion of both Townships. The plan was undertaken as an effort to help manage future growth in areas near the municipal boundaries as well as other local areas that may contribute to or be impacted by future growth. A coordinated effort will help both municipalities plan, for example, for future services, protect the environment and provide for appropriate roadway connections.

A completed draft of the area plan was presented for review and discussion. The policy document consists of six chapters that provide detailed information of different aspects of land use within the study boundary. Each chapter provides specific goals and policies that will help achieve the land use ideas that are outlined within the chapter. The chapters include:

- Water and Sewer Services
- Environmental Protection
- Rural Preservation and Urban Needs
- Specific Land Use Needs
- Commercial and Retail Viability
- Transportation Impacts

Please note that a future land use map is included in the draft document and reflects the goals and policies of the document. The future land use map will be incorporated into the updated Centre Regional Comprehensive Plan currently in progress.

Mr. Eric Vorwald, of the Centre Regional Planning Agency provided a thorough review of the Halfmoon-Patton Area Plan

6. **OTHER BUSINESS**

There was no other business brought before the Planning Commission.

7. **ADJOURN**

The meeting was adjourned at 9:34 PM.