

REGULAR MEETING / WORK SESSION

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

The August 6, 2012 Regular meeting was called to order at 7:30 PM by Mr. Jeff Hermann. Members Sharon Bressler, Kate Domico, Paul Silvis, and Bill Steudler also attended. Staff members present were Doug Erickson, Township Manager; Brent Brubaker, Township Engineer; Ken Soder, Zoning Officer; and Joe Price, CRPA Planner.

2. **ITEMS OF CORRECTION**

There were no additions or deletions to the agenda.

3. **APPROVAL OF MINUTES**

Meeting minutes from the July 2, 2012 Regular meeting and Work Session meeting were brought before the Planning Commission for approval.

Ms. Sharon Bressler made a motion to approve the meeting minutes as submitted. The motion was seconded by Ms. Kate Domico. The motion passed with a vote of 4-0. (Mr. Paul Silvis was not present for the vote.)

4. **PUBLIC COMMENTS**

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

5. **REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: A1, RURAL ZONING DISTRICT**

Mr. Joe Price noted that over the course of the past several months, Township Staff has continued working on reorganizing the contents of Chapter 153, Subdivision and Land Development and Chapter 175, Zoning. The main purpose of this project is to create a means by which to better consolidate and present information.

As previously discussed, Township Staff has reformatted information, where practical, into tables that include use, bulk/density and area standards. Other design standards are included as appropriate. However, there are some standards that will need to remain in text format depending on the complexity or amount of text required.

During the July 2, 2012 Work Session, the Planning Commission reviewed the A1 – Rural District.

Ms. Kate Domico made a motion to forward the regulations onto the Board of Supervisors for their consideration. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 5-0.

6. **CURRENT WORK TASKS**

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

7. **STATUS ON PENDING ITEMS**

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

8. **REPORTS**

No additional reports were given.

9. **OTHER BUSINESS**

The Planning Commission discussed a letter received from Tradition Point.

10. **ADJOURN – REGULAR MEETING**

The meeting was adjourned at 7:38 PM.

11. **CALL TO ORDER – WORK SESSION**

The August 6, 2012 Work Session meeting was called to order at 7:39 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, Sharon Bressler, Kate Domico, Paul Silvis, and Bill Steudler also attended. Staff members present were Doug Erickson, Township Manager; Brent Brubaker, Township Engineer; Ken Soder, Zoning Officer; and Joe Price, CRPA Planner. The audience included Eric Vorwald, Centre Regional Planning Agency.

12. **PUBLIC COMMENTS**

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

13. **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 during the May 14, 2012 Work Session and the July 2, 2012 Regular meeting. During the July 2, 2012 meeting, the future land use map was discussed, and it was felt that perhaps the matter should be taken up again during a work session

Mr. Eric Vorwald presented how the Future Land Use Maps were prepared. Discussion will continue during a future meeting.

14. **REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: ZONING DISTRICT : NR1, NATURAL RESOURCE DISTRICT; NR2, NATURAL RESOURCE AND RECYCLING DISTRICT**

Mr. Joe Price noted the continuation of the ongoing project. During the July 2, 2012 Work Session, the Planning Commission reviewed the A1 Rural District.

During the Work Session the Planning Commission reviewed the NR1, Natural Resource District and NR2, Natural Resource and Recycling District. The drafts will be forwarded to the next regular meeting of the Planning Commission.

Ms. Sharon Bressler asked questions about toxic waste.

15. **ADJOURN – WORK SESSION MEETING**

The Work Session Meeting was adjourned at 8:34 PM.