

REGULAR MEETING / WORK SESSION

1. CALL TO ORDER – REGULAR MEETING

The September 10, 2012 Regular meeting was called to order at 7:30 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, Sharon Bressler, John O'Neill, 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; Joe Price, CRPA Planner; and Nicole Harter, Public Works Secretary. The audience included Susan Lamey, Township Resident; Mark Maloney, Halfmoon Land Company; and Eric Vorwald, Centre Region Planning Agency.

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. APPROVAL OF MINUTES

Meeting minutes from the August 6, 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 Mr. Paul Silvis. The motion passed with a vote of 7-0.

4. PUBLIC COMMENTS

Mr. Mark Maloney, Halfmoon Land Company, provided the Planning Commission with an update for his project, Greenmoore Village, noting that the Pennsylvania Department of Environmental Protection has made some revisions that would be significant to his project. Mr. Maloney noted that he would like to provide a sketch plan at a future Planning Commission meeting.

5. 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 August 6, 2012 Work Session, the proposed land use map was reviewed in greater detail and with the consideration of the future land use map being prepared as part of the ongoing update to the Comprehensive Plan.

Mr. Eric Vorwald, Centre Regional Planning Agency, was present to address any questions or concerns from the Planning Commission.

Ms. Sharon Bressler expressed concerns for up-zoning and asked if any hardships would be made to residents. Mr. Doug Erickson noted that no resident's property would be up-zoned without any concurrence.

5. **DRAFT HALFMOON-PATTON AREA PLAN (cont.)**

Ms. Sharon Bressler made a motion to forward the Future Land Use Map and Halfmoon-Patton Area Plan to the Board of Supervisors for their review and consideration for incorporation into the Comprehensive Plan and the Halfmoon-Patton Area Plan. The motion was seconded by Mr. Paul Silvis. The motion passed with a vote of 7-0.

6. **ZONING AMENDMENT REQUEST: RM MANUFACTURED HOME RESIDENCE DISTRICT**

Mr. Joe Price noted that the Township recently received a zoning amendment request from a resident who resides in the RM Manufactured Home Residence District. Ms. Susan Lamey would like to construct a carport on her lot and has requested that the maximum lot coverage be increased from 25% to 40%. The request received initial consideration by the Board of Supervisors during their August 15, 2012 meeting and they have forwarded it to the Planning Commission for further study.

Construction within the Township is, in part, regulated by building coverage, impervious coverage or a combination of both. Some districts regulate coverage on the basis of a percentage applied uniformly to all types of structures whereas other districts contain separate categories for accessory structures. The purpose of coverage regulations can be to limit impervious area and the amount of building mass on a site. Coverage limits are generally lower in rural and residential districts and increase significantly in commercial and other nonresidential districts where storm sewer infrastructure is available.

The Planning Commission discussed the options for raising the percentage of impervious coverage.

Mr. Jeff Hermann made a motion to recommend Draft #1 and to raise the maximum lot coverage to 35% for the RM Manufactured Home Residence District. The motion was seconded by Mr. Paul Silvis. The motion passed with a vote of 7-0.

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

Mr. Joe Price noted that over the course of the past several months, Township staff has continued to work 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, 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 August 6, 2012 regular meeting, the Planning Commission reviewed the A1 Rural District and forwarded the draft changes to the Board of Supervisors for their future consideration. There were no recommended changes to the draft. During the Work Session portion of the meeting, the Planning Commission revised the NR1 Natural Resources District and the NR2 Natural Resource and Recycling District regulations.

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

Mr. Jeff Kokoskie made a motion to forward the regulations onto the Board of Supervisors for their consideration. The motion was seconded by Mr. Bill Steudler. The motion passed with a vote of 7-0.

8. **CURRENT WORK TASKS**

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

9. **STATUS ON PENDING ITEMS**

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

10. **REPORTS**

No additional reports were given.

11. **OTHER BUSINESS**

The Planning Commission discussed a letter received from Tradition Point.

12. **ADJOURN – REGULAR MEETING**

The meeting was adjourned at 8:32 PM.

13. **CALL TO ORDER – WORK SESSION**

The September 10, 2012 Work Session meeting was called to order at 8:32 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, Sharon Bressler, John O'Neill, 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; Joe Price, CRPA Planner; and Nicole Harter, Public Works Secretary.

14. **PUBLIC COMMENTS**

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

15. **REORGANIZATION OF CHAPTER 153, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 175, ZONING: ZONING DISTRICT : FLOODPLAIN CONSERVATION AREA**

Mr. Joe Price noted the continuation of the ongoing project. During the August 6, 2012 Work Session, the Planning Commission reviewed the NR1 Natural Resources District and the NR2 Natural Resource and Recycling District.

During the Work Session the Planning Commission reviewed the Floodplain Conservation Area. The drafts will be forwarded to the next regular meeting of the Planning Commission.

16. **ADJOURN – WORK SESSION MEETING**

The Work Session Meeting was adjourned at 8:33 PM.