

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
January 10, 2011**

START TIME: 7:00 p.m.

END TIME: 8:06 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Tracy Gleim
Jim Dries
Mike Cornfield

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer

MEMBERS & STAFF ABSENT:

Steve Zeigler
Gerald C. "Bud" Grove, Township Engineer

AGENDA:

- REORGANIZATION – NOMINATIONS AND ELECTION OF OFFICERS
ELECT CHAIR & VICE-CHAIR FOR 2011 YEAR
- APPROVE PAST MINUTES OF DECEMBER 13, 2010
- PUBLIC COMMENT
- TPF 10-4 PROPOSED ZONING ORDINANCE AMENDMENT
REGULATIONS FOR SOLAR ENERGY USES
- TPF 10-6 REVIEW AND PROVIDE COMMENTS TO TOWNSHIP
ENGINEER ON MIDDLESEX TOWNSHIP STORMWATER
MANAGEMENT ORDINANCE – DRAFT 2
- TPF 11-1 1500 HARRISBURG PIKE
FINAL MINOR LAND DEVELOPMENT PLAN
(BOS ACTION DEADLINE 04-06-2011)
- TPF 11-2 JAMES AND ANN KULICK
ASA MODIFICATION PROPOSAL
- OTHER BUSINESS:

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MEETING MINUTES

Larry Claycomb called the meeting to order at 7:00 p.m.

- **REORGANIZATION – NOMINATIONS AND ELECTION OF OFFICERS
ELECT CHAIR & VICE-CHAIR FOR 2011 YEAR**

Mr. Claycomb announced that he is willing to continue as chair but would like to hear if anyone else who is interested in being chairman. Tracy Gleim nominated Larry Claycomb to be chairman of the Planning Commission. This was seconded by Jim Dries. Nominations were closed and Mr. Claycomb was elected unanimously.

Mr. Gleim announced that he is willing to continue as vice-chair but would like to hear if anyone else would like to do it. Michael Buchanan nominated Tracy Gleim. Mike Cornfield seconded. Nominations were closed and Mr. Gleim was elected unanimously.

Mr. Claycomb thanked the commission for their confidence. He would like everyone to feel free to suggest how these meetings can be done better.

APPROVE PAST MINUTES

Jim Dries made a motion to approve the minutes from December 13, 2010, as amended. Michael Buchanan seconded the motion and it passed unanimously.

PUBLIC COMMENT:

Mr. Claycomb asked for public comment and there was none.

- **TPF 11-1 1500 HARRISBURG PIKE
FINAL MINOR LAND DEVELOPMENT PLAN**

W. John Madden of Madden Engineering Services, Inc. was in attendance to represent the plan. This property had been a gas station and then was a hazardous materials cleanup business. The proposal is a small used car sales business. They would like to have about 15 cars on display. Jim Dries asked if there are any fuel tanks on the site. Mr. Madden said he would have to find that out. Mr. Carpenter advised that any changes to the lighting fixtures would require a building permit and would need to be full cutoff fixtures. The waivers requested were reviewed. Comments from Cumberland County Planning Commission were reviewed. Middlesex Township Municipal Authority has reviewed the plan and sees no conflict. Mr. Madden submitted the information to the LeTort Authority. The existing site will be used as is and there are no on-site improvements planned other than painting lines for parking spaces, installing a handicap ramp and installing several signs.

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- **TPF 10-4 PROPOSED ZONING ORDINANCE AMENDMENT
REGULATIONS FOR SOLAR ENERGY USES**

The committee should have something ready by next month.

- **TPF 10-6 REVIEW AND PROVIDE COMMENTS TO TOWNSHIP
ENGINEER ON MIDDLESEX TOWNSHIP STORMWATER
MANAGEMENT ORDINANCE – DRAFT 2**

Mark Carpenter reported that he has received the latest draft ordinance from Bud Grove today. He will be sending it to the Planning Commission members by e-mail so that they can review it. Jim Dries will review the latest draft to see how his prior comments were addressed. Comments need to be ready for the next meeting in order to have it ready for the Board of Supervisors for their February meeting.

- **TPF 11-2 JAMES AND ANN KULICK
ASA MODIFICATION PROPOSAL**

Mark Carpenter explained the application package. The owners want to add 7.12 acres in agricultural use adjacent to the existing agricultural security area on property owned by the Stover family. A statement of justification has been provided by the owners in the application.

OTHER BUSINESS:

Mr. Carpenter passed out State ethics forms and reminded members to complete and return them to the township.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Rod Groff seconded the motion and it passed unanimously at 8:06 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission