

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
February 14, 2011**

START TIME: 7:00 p.m.

END TIME: 8:09 p.m.

MEMBERS PRESENT:

Michael Buchanan
Rod Groff
Tracy Gleim
Mike Cornfield

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Larry Claycomb
Steve Zeigler
Jim Dries

AGENDA:

- APPROVE PAST MINUTES OF JANUARY 24, 2011
- 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 – VERSION 4.1
- ZHB 11-1 BLUE BEACON OF PA, LLC
REVIEW SPECIAL EXCEPTION REQUEST TO ALLOW DRIVE-IN
TYPE ESTABLISHMENT USES - TRUCK WASH, ACCESSORY
OR PRINCIPAL TRUCK SCALE; AND ALTERATION OF
NONCONFORMING IMPERVIOUS AREA ON PROPERTY AT
1240 HARRISBURG PIKE IN THE CH-COMMERCIAL HIGHWAY
AND OS-CONSERVATION / OPEN SPACE DISTRICTS
(ZHB HEARING SCHEDULED FOR 03-09-2011))
- OTHER BUSINESS:

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MEETING MINUTES

Tracy Gleim called the meeting to order at 7:00 p.m.

APPROVE PAST MINUTES

Rod Groff made a motion to approve the minutes from January 24, 2011, meeting as amended. Michael Buchanan seconded the motion and it passed unanimously.

PUBLIC COMMENT:

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

**ZHB 11-1 BLUE BEACON OF PA, LLC
REVIEW SPECIAL EXCEPTION REQUEST TO ALLOW DRIVE-IN TYPE
ESTABLISHMENT USES - TRUCK WASH, ACCESSORY OR
PRINCIPAL TRUCK SCALE; AND ALTERATION OF
NONCONFORMING IMPERVIOUS AREA ON PROPERTY AT 1240
HARRISBURG PIKE IN THE CH-COMMERCIAL HIGHWAY AND OS-
CONSERVATION / OPEN SPACE DISTRICTS
(ZHB HEARING SCHEDULED FOR 03-09-2011)**

Ron Lucas of Stevens & Lee Lawyers and Consultants, Dana Morse, Director of Real Estate and Development of Blue Beacon International, Inc., and James S. Snyder, PE, of Snyder, Secary & Associates, LLC were in attendance to represent the plan. Mr. Lucas explained that Blue Beacons lease is expiring at their current location and they would like to move their operation to the 1240 Harrisburg Pike location. Mr. Snyder reviewed the plan with the Planning Commission members. Mr. Lucas stated that they would like to be ready to open by February of 2012. Questions were asked and answered. Mr. Lucas asked if it would be possible to waive the requirement for a Preliminary plan and then a final plan. The consensus was that the members will consider that carefully. They will return in two weeks for the Planning Commission to recommend on the plan.

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

The committee did not meet so there is nothing new on this issue.

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**TPF 10-6 REVIEW AND PROVIDE COMMENTS TO TOWNSHIP
ENGINEER ON MIDDLESEX TOWNSHIP STORMWATER
MANAGEMENT ORDINANCE – VERSION 4.1**

Mark Carpenter wanted to know if anyone needed a paper copy of the ordinance. They have it in .pdf form. Bud Grove did some work on it to reorganize it better, but has not finished working on it yet. He hopes to have it in better shape for the next meeting. The Board of Supervisors do realized that the original deadline will not be met, but they feel that there must be a complete ordinance prior to their consideration. Apparently, there will be an automatic 6-month extension provided by the State. Mr. Carpenter encouraged the members present to continue to review the draft ordinance and provide comments to Mr. Grove.

OTHER BUSINESS:

There being no further business, Michael Buchanan made a motion to adjourn the meeting. Mike Cornfield seconded the motion and it passed unanimously at 8:09 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission