

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
APRIL 11, 2011**

START TIME: 7:00 p.m.

END TIME: 8:54 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Steve Zeigler
Tracy Gleim
Jim Dries

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Mike Cornfield

AGENDA:

- APPROVE PAST MINUTES OF MARCH 28, 2011
- PUBLIC COMMENT
- TPF 10-6 STORMWATER MANAGEMENT ORDINANCE - VERSION 4.5
STATUS REPORT BY MARK CARPENTER
- ZHB 11-2 CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS
REVIEW SPECIAL EXCEPTION REQUEST TO ALLOW
PERSONAL WIRELESS SERVICE FACILITY
AT 1166 HARRISBURG PIKE
- TPF 11-3 BLUE BEACON OF PA LLC
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
AT 1240 HARRISBURG PIKE
- TPF 11-4 TEX VISIONS
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
AT LOT 6A PINE HILL INDUSTRIAL PARK
- OTHER BUSINESS

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MEETING MINUTES

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

APPROVE PAST MINUTES

Steve Zeigler made a motion to approve the minutes from March 28, 2011, as submitted. Rod Groff seconded the motion and it passed unanimously.

PUBLIC COMMENT:

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

- **ZHB 11-2 CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS
REVIEW SPECIAL EXCEPTION REQUEST TO ALLOW
PERSONAL WIRELESS SERVICE FACILITY
AT 1166 HARRISBURG PIKE**

James Strong of McNees, Wallace and Nurick was present on behalf of Verizon Wireless. Verizon Wireless is proposing a personal wireless service facility which consists of a 100 foot monopole tower with the accompanying fencing and equipment building. There were personnel present to answer questions regarding the proposed project. Paul Dugan, Verizon Wireless radiofrequency engineer, explained why Verizon Wireless needs this tower. There is a tremendous amount of wireless traffic in the area where the Turnpike, Route 11 and Route 81 come together. The purpose of this tower is to take on a major portion of this traffic. Questions were asked and answered. Mark Carpenter summarized the criteria (1707.B2) to be reviewed by the Planning Commission for a special exception. Larry Claycomb stated that he expects that the Planning Commission will be able to vote on this at the next meeting.

- **TPF 11-3 BLUE BEACON OF PA LLC
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
AT 1240 HARRISBURG PIKE**

Dana Morse, Director of Real Estate and Development of Blue Beacon International, Inc., Ron Lucas of Stevens & Lee Lawyers and Consultants, Jim Snyder of Snyder, Secary & Associates, were in attendance to represent the plan. An overview was presented. A few questions were asked and answered. Mark Carpenter said that he would have any comments at the next meeting. They will return for the next meeting.

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- **TPF 11-4 TEX VISIONS
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
AT LOT 6A PINE HILL INDUSTRIAL PARK**

Steve Quigley from H. Edward Black & Associates, Douglas McGarvey and Marcel Ruhland with Tex Visions were in attendance to represent the plan. This is a light industrial usage. They print signs and banners. There will be 90 employees once both phases are complete. Questions were asked and answered regarding storm water, lighting, trees, sidewalks, and other items. Comments from Bud Grove hopefully will be ready before the next meeting. They will return to the next meeting.

- **TPF 10-6 STORMWATER MANAGEMENT ORDINANCE - VERSION 4.5
STATUS REPORT BY MARK CARPENTER**

Mr. Carpenter announced that he and Jim Dries will be meeting with Mr. Grove about the ordinance. Jeff Kelly, Cumberland County Planning Commission, looked at the most recent version and found no problems with it and commended the Planning Commission on their hard work.

OTHER BUSINESS:

There was a workshop on solar ordinances last week. Cumberland County used the Middlesex ordinance and added in information from all over the country. Mr. Carpenter feels that there is some updating that can be done to the ordinance before it is adopted. Jim Dries went through the model and the current version of the ordinance to see what needs to be included. Larry Claycomb asked Mr. Dries to put the information together so that the subcommittee can meet and discuss. Mr. Claycomb asked Mark Carpenter to request that the Board of Supervisors not to set a hearing date yet.

Mr. Carpenter also mentioned the Planning Commission University and encouraged the members to attend.

Tracy Gleim read in the Lancaster Farmer that wind turbines are killing bats. Michael Buchanan said that in some areas they are shutting the turbines down at night in order to mitigate this effect.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Michael Buchanan seconded the motion and it passed unanimously at 8:54 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission