

MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
April 25, 2011

START TIME: 7:00 p.m.

END TIME: 9:18 p.m.

MEMBERS PRESENT:

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

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Keith Brenneman, Township Solicitor
Jeff Kelly, Cumberland County Planning
Bud Grove, Township Engineer

MEMBERS & STAFF ABSENT:

AGENDA:

1. APPROVE PAST MINUTES OF APRIL 11, 2011
2. PUBLIC COMMENT
3. TPF 10-4 PROPOSED ZONING ORDINANCE AMENDMENT
REGULATIONS FOR SOLAR ENERGY USES – VERSION 6
4. TPF 10-6 PROPOSED STORMWATER MANAGEMENT ORDINANCE
VERSION 5
5. ZHB 11-2 CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS
REVIEW SPECIAL EXCEPTION REQUEST TO ALLOW
PERSONAL WIRELESS SERVICE FACILITY
AT 1166 HARRISBURG PIKE
6. TPF 11-3 BLUE BEACON OF PA LLC
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
AT 1240 HARRISBURG PIKE
7. TPF 11-4 TEX VISIONS
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
AT LOT 6A PINE HILL INDUSTRIAL PARK

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
April 25, 2011**

8. OTHER BUSINESS

MEETING MINUTES

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

APPROVE PAST MINUTES OF APRIL 11, 2011.

Steve Zeigler made a motion to approve the minutes of the April 11, 2011, meeting as amended. The motion was seconded by Jim Dries and passed unanimously.

PUBLIC COMMENT

Larry 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 to answer any questions of the Planning Commission members regarding the application that was submitted. The zoning hearing is scheduled for May 11, 2011. Mr. Claycomb reviewed the responsibilities and options of the Planning Commission in reference to this matter.

Michael Buchanan made the following motion:

"I move that we recommend approval of Cellco Partnership's request to the Zoning Hearing Board (ZHB 11-2) for a Special Exception to install a Personal Wireless Service Facility at 1166 Harrisburg Pike, Carlisle, Pennsylvania, with the following condition: That the tower be the color of hot-dipped galvanized metal."
This was seconded by Rod Groff and passed unanimously.

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

Steve Quigley and Rick Bitner from H. Edward Black and Associates were in attendance to represent the plan, which proposes to develop a commercial building on lot 6A of the Pine Hill Industrial Park subdivision. Mr. Quigley briefly reviewed the waivers that are being requested. There was a long discussion regarding the previous

MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
April 25, 2011

subdivision plan to create lot 6A that has not been recorded yet. Steve Quigley explained the developer, Mr. Lutz wants to complete road construction improvements, and then record the previously approved subdivision plan to formally create Lot 6A. Mr. Grove's comments were reviewed. Questions were asked and answered. After discussion on one of Bud Grove's discussion comments, Steve Quigley agreed to remove all proposed improvements from the plan except those relative to lot 6A and to the first phase of building construction. Jeff Kelly reviewed the County Planning Department comments. Jeff Kelly mentioned an outstanding issue is agreements with landowners regarding off-site stormwater improvements. LeTort Regional authority had no comments. Mark Carpenter had no additional comments. After discussion, Larry Claycomb asked Keith Brenneman, to develop language for a possible plan approval condition regarding the road and its completion. At the request of Bud Grove, the applicant will attend the Board of Supervisors workshop meeting to discuss staging of the road improvements. The applicant will present a revised plan to address comments at a future Planning Commission meeting.

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

Ron Lucas of Stevens & Lee Lawyers and Consultants and Jim Snyder of Snyder, Secary & Associates were present to review the comments. Bud Grove, Township Engineer, reviewed his comments. In response to Bud Grove's discussion comment regarding the adequacy of the access drive for truck turning movements onto Harrisburg Pike, Jim Snyder presented turning templates depicting such turning movements. Tracy Gleim led discussion about adequate stacking for trucks exiting the scale and wash bays to allow maneuvering for truck turning movements onto Harrisburg Pike. Jim Snyder explained that attendants would be at the exit area of the truck wash bays. The requested waivers were reviewed. Jeff Kelly, Cumberland County Planning Commission, reviewed the County's comments. LeTort Regional Authority had a comment suggesting a note regarding possible sinkholes on the site and this will be addressed by the applicant. Mr. Carpenter did not have any further comments.

Michael Buchanan made the following motion.

"I move that in connection with TPF 11-3, the Preliminary Final Land Development Plan for Blue Beacon of PA LLC, we recommend approval of the following 4 waivers.

1. Preliminary Improvements Plan.
2. Curbing (partial waiver).
3. Sidewalks.
4. Street Trees. "

This was seconded by Tracy Gleim and passed unanimously.

Mr. Buchanan made the following motion:

"I move that we recommend approval of TPF 11-3, the Preliminary Final Land

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
April 25, 2011**

Development Plan for Blue Beacon of PA LLC, with the following recommended conditions.

1. That the conditions listed in review comments of Township Engineer Bud Grove of Grove Associates in memo dated April 25, 2011, be met.
2. That the conditions listed in review comments of the Cumberland County Planning Commission in Review Report No. 11-049 dated April 20, 2011, be met.
3. That the conditions listed in review comments of the Middlesex Township Municipal Authority in letter dated April 11, 2011, be met.
4. That the conditions listed in review comments of the Letort Regional Authority in letter dated April 14, 2011, be met. "

This was seconded by Steve Zeigler and passed unanimously.

**TPF 10-4 PROPOSED ZONING ORDINANCE AMENDMENT
REGULATIONS FOR SOLAR ENERGY USES – VERSION 6**

Mark Carpenter, Township Zoning Officer, announced that version 6 of the proposed amendment includes language from the County Planning Department's model solar energy ordinance.

Jim Dries made a motion to forward proposed Solar Energy Zoning Ordinance Amendment Version 6 to the Board of Supervisors for their review.
This was seconded by Tracy Gleim and passed unanimously.

**TPF 10-6 PROPOSED STORMWATER MANAGEMENT ORDINANCE
VERSION 5**

Mr. Carpenter explained that he had incorporated all review comments of Township Solicitor, Keith Brenneman, and Township Engineer, Bud Grove, into version 5 of the proposed ordinance. He will send copies to Planning Commission members so that it can be reviewed at the next meeting.

OTHER BUSINESS:

There being no further business, Tracy Gleim, made a motion to adjourn the meeting. The motion was seconded by Rod Groff and passed unanimously at 9:18 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission