

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MAY 23, 2011**

START TIME: 7:00 p.m.

END TIME: 7:27 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Jim Dries
Mike Cornfield
Steve Zeigler

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Rod Groff
Bud Grove, Township Engineer
Tracy Gleim

AGENDA:

- APPROVE PAST MINUTES OF MAY 9, 2011
- 1. PUBLIC COMMENT
- 2. TPF 10-4 PROPOSED ZONING ORDINANCE AMENDMENT
REGULATION OF SOLAR ENERGY SYSTEMS
(BOS Public Hearing scheduled for July 6, 2011)
- 3. TPF 11-4(1) TEX VISIONS
AT PINE HILL INDUSTRIAL PARK LOT 6A
PRELIMINARY LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day plan review period 07-06-2011)
- 4. TPF 11-4(2) TEX VISIONS
AT PINE HILL INDUSTRIAL PARK LOT 6A
FINAL LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day plan review period 08-03-2011)

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MEETING MINUTES

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

APPROVE PAST MINUTES OF MAY 9, 2011.

Jim Dries made a motion to approve the minutes of the May 9, 2011 meeting as amended. The motion was seconded by Steve Zeigler and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 10-4 PROPOSED ZONING ORDINANCE AMENDMENT
REGULATION OF SOLAR ENERGY SYSTEMS
(BOS Public Hearing scheduled for July 6, 2011)**

Jim Dries had reviewed the new version of the ordinance and had found no substantive change. There is only 1 minor typographical change to be made.

Jeff Kelly reviewed the comments from the County Planning Commission with the Commission.

Keith Brenneman, Township Solicitor, and Mark Carpenter, Township Zoning Officer had no further comments.

Jim Dries made the following motion:

"I move that we recommend the proposed Zoning Ordinance Amendment Regulation of Solar Energy Systems to the Board of Supervisors."

This was seconded by Michael Buchanan, and it passed unanimously.

Larry Claycomb commended the commission members for the effort put into this ordinance.

**TPF 11-4(1) TEX VISIONS
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**TPF 11-4(2) TEX VISIONS
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Bud Grove, Township Engineer, was not able to complete his review for this meeting, so both of the Tex Visions plans were tabled until the next meeting. Mark Carpenter described several Variance requests that were submitted for Tex Visions, one to be allowed to fly flags in addition to the US Flag and the Commonwealth of Pennsylvania Flag, the other to allow for an 8-foot security fence.

OTHER BUSINESS:

Mark Carpenter announced that the County is having a workshop about wood-fired boilers June 9, 2010 and he will not be able to attend. He will forward the information to the members when he gets it.

There being no further business, Jim Dries made a motion to adjourn the meeting. The motion was seconded by Steve Zeigler and passed unanimously at 7:27 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission