

MIDDLESEX TOWNSHIP
SUPERVISORS MEETING
August 13, 2003

OFFICIALS PRESENT:	SUPERVISORS:	Robert Eppley Chuck Shughart Vic Stabile
	SOLICITOR:	Keith Brenneman
	ENGINEER:	Bud Grove - Absent
	POLICE:	Chief Barry Sherman
	ZONING OFFICER:	Mark Carpenter
	RECREATION:	Amy Dunham - Absent
	FIRE CHIEF:	Ed Beam - Absent
	SECRETARY:	Mary Justh

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CALL TO ORDER AND PLEDGE TO THE FLAG – Chairman Robert Eppley called the meeting to order at 7:04 PM at the Middlesex Township Building with Glenn Grell leading the pledge to the flag

Mr. Eppley turned the meeting over to Township Solicitor Keith Brenneman. Mr. Brenneman noted that this was the first of two public hearings. The first hearing, concerns a proposed ordinance amendment allowing **No-Impact Home-Based Businesses**. The Ordinance has been forwarded to the Board of Supervisors by the Middlesex Township Planning Commission, and was recommended for approval by both the Middlesex Township and Cumberland County Planning Commissions. Mr. Brenneman asked that the following be marked as exhibits for the hearing: Exhibit 1- the full text of the Ordinance, Exhibit 2 - Copy of the Proof of Publication, Exhibit 3 - Cumberland County Planning Commission letter recommending the No-Impact Business per the State Legislation. At the conclusion of the hearing, Mr. Brenneman asked Mr. Eppley to entertain a motion to close the hearing. Mr. Shughart made a motion to close the hearing. Mr. Stabile seconded the motion and it passed unanimously.

Mr. Brenneman noted that this was the second of two public hearings. This hearing, concerns a request by Fortune Land to **amend the UDA Overlay District** ordinance provisions. The proposed Ordinance has been forwarded to the Board of Supervisors by the Middlesex Township Planning Commission, and was recommended by majority vote of the Middlesex Township Planning Commission and the Cumberland County Planning Commission with comments. Mr. Brenneman asked that the following be marked as exhibits for the hearing: Exhibit 1 - the full text of the Ordinance, Exhibit 2 – Summary of the Ordinance, Exhibit 3 - Copy of the Proof of Publication, Exhibit 4 -Cumberland County Planning Commission letter, Exhibit 5 – August 13 memorandum from Fortune Land with additional text amendments. After comments from Fortune Land representatives and those in attendance, Mr. Brenneman asked Mr. Eppley to entertain a motion to close the hearing. Mr. Shughart made a motion to close the hearing. Mr. Stabile seconded the motion and it passed unanimously.

APPROVAL OF MINUTES - Mr. Shughart made a motion to approve the minutes of 2 July and 4 August. Mr. Stabile seconded the motion and it passed unanimously.

AUTHORIZE PAYMENT OF BILLS

On a motion by Mr. Shughart, seconded by Mr. Stabile, approval was given for payment of bills represented by the bill list for July, summarized as follows:

General Fund Checks #14185 thru #14291	\$ 45,328.45
State Fund Check #163	1,119.40
Escrow Fund Check #226 thru #229	5,781.76
Non Uniformed Pension #128	3,973.11
Transfer for Payroll #14 & #15	66,373.18

PUBLIC COMMENT - None

REPORTS

SOLICITOR: No report

ENGINEER: No Report

POLICE: Ordered to file.

ZONING OFFICER: Ordered to file.

RECREATION: Ordered to file.

FIRE/EMC: Ordered to file.

MUNICIPAL AUTHORITY: No report

SECRETARY: Mrs. Justh reported that the West Shore COG and Carlisle Borough are celebrating Trick or Treat on Thursday, October 30th from 6PM to 8PM. Mr. Shughart made a motion to approve Trick or Treat for Thursday, October 30th, from 6PM to 8PM. Mr. Stabile seconded the motion and it passed unanimously.

OLD BUSINESS

ORDINANCE 3-2003 NO-IMPACT HOME-BASED BUSINESS – Mr. Shughart made a motion to adopt Ordinance 3-2003 No-Impact Home-Based Business Ordinance. Mr. Stabile seconded the motion and it passed unanimously.

ORDINANCE 4-2003 UDA OVERLAY DISTRICT – Mr. Stabile made a motion to adopt Ordinance 4-2003 amending the UDA as advertised with the following modifications: that Section 16.02.A.5.g. be amended to read as follows: g. An accessory dwelling unit shall equal 0.25 traffic impact units, that Section 16.05.C.3. be amended to read as follows: 3. The sum of UDA Single-Family Detached and TND Single-Family Village Detached shall not exceed a maximum of 90% of all proposed dwelling units; that Section 16.07.A.1.a. be amended to read with respect to the rear yard setback only as follows:

Rear yard - 20 feet for the primary structure and 5 feet for detached garages or semi-detached garages that are physically connected to the primary structure within a TND; 30 feet otherwise; and that the first two sentences

of Section 16.07.A.9.c. be amended to read as follows: c. There shall be a minimum of fifteen (15) feet between UDA Single-family detached dwellings and attached dwellings or multi-family dwellings. The individual dwelling types shall be buffered from each other by combinations of landscape design elements, vegetative plantings and/or fences. The buffer between dwelling types may be satisfied by locating a street between them. Mr. Stabile asked Solicitor Brenneman if the changes to the ordinance were in his opinion substantial changes that require additional public hearings. Solicitor Brenneman replied that in his opinion they were not. Mr. Shughart seconded the motion and it passed unanimously.

(#03-9) APPLICATION OF FORTUNE LAND COMPANY FOR PROPOSED ZONING ORDINANCE AMENDMENT TO UDA OVERLAY DISTRICT – Mr. Stabile made a motion to accept the Fortune Land Company' application for the proposed zoning ordinance amendments as amended by Ordinance 4-2003 just adopted. Mr. Shughart seconded the motion and it passed unanimously.

PHEASANT FIELD BED & BREAKFAST PA DEP PLANNING MODULE FOR EXPANSION OF BUSINESS – Mr. Stabile made a motion, in connection with the Pheasant Field Bed and Breakfast, to adopt Resolution 2003-7 using the DEP form for PA DEP Planning Module for expansion of the Bed and Breakfast business. Mr. Shughart seconded the motion and it passed unanimously.

NEW BUSINESS

Giant Agreement should be on the Workshop Meeting agenda for the end of the month.

Eagles Camp Ground is going to have a car show in September. The Board asked Mr. Carpenter to look into the event.

The meeting was adjourned at 10:27 PM.

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