

MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
September 26, 2011

START TIME: 7:00 p.m.

END TIME: 8:42 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracy Gleim
Jim Dries
Rod Groff

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Steve Zeigler
Bud Grove, Township Engineer
Keith Brenneman, Township Solicitor

AGENDA:

- APPROVE PAST MINUTES OF SEPTEMBER 12, 2011
- PUBLIC COMMENT
- ZHB 11-6 KEYSTONE ARMS ASSOCIATES, LLC
REVIEW SPECIAL EXCEPTION APPLICATION TO ALLOW
DEVELOPMENT OF A DRIVE-IN TYPE ESTABLISHMENT USE, A
RESTAURANT WITH PICK-UP WINDOW, ON COMMERCIAL LOT
165 OF THE KEYSTONE ARMS LAND DEVELOPMENT PLAN
(Zoning Hearing scheduled for October 12, 2011)
- OTHER BUSINESS

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
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MEETING MINUTES:

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

APPROVE PAST MINUTES OF SEPTEMBER 12, 2011.

Jim Dries made a motion to approve the minutes of the September 12, 2011, meeting as submitted. The motion was seconded by Michael Buchanan and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**ZHB 11-6 KEYSTONE ARMS ASSOCIATES, LLC
REVIEW SPECIAL EXCEPTION APPLICATION TO ALLOW
DEVELOPMENT OF A DRIVE-IN TYPE ESTABLISHMENT USE, A
RESTAURANT WITH PICK-UP WINDOW, ON COMMERCIAL LOT 165
OF THE KEYSTONE ARMS LAND DEVELOPMENT PLAN
(Zoning Hearing scheduled for October 12, 2011)**

Jonathan D. Andrews of McNees, Wallace, and Nurick, LLC, and Eric Brinser from Rettew Associates were in attendance to represent the developer. They are applying for a special exception for a restaurant pickup window at lot 165 of Keystone Arms, the Shoppes at Keystone Arms. The original land development plan was approved in 2006. They have a prospective tenant of an ice cream shop and they would like to have a pickup window. Mr. Brinser explained the changes to the plan to the members of the commission. Questions were asked and answered. Mark Carpenter, Township Zoning Officer, reviewed the portion of the Procedures for Special Exceptions for the Commission, a copy of which he supplied to the members. Rod Groff made the following motion:

"I move that we recommend approval of the Keystone Arms Associates, LLC, Special Exception request to allow development of a drive-in type establishment use, a restaurant with a pickup window, on commercial lot 165 of the Keystone Arms Land Development Plan (ZONING HEARING BOARD-11-6) last revised 9/23/2011, with the following modifications.

1. If an outside ordering speaker system is installed, the volume levels needs to be reasonable and not a public nuisance.
2. Signage be provided to show traffic pattern management.
3. Trash pickup be prohibited between 8:00 p.m. and 5 a.m.
4. Designate the service drive with appropriate signage.

The motion was seconded by Michael Buchanan and passed unanimously.

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OTHER BUSINESS:

Mark Carpenter, Township Zoning Officer asked if any of the members have any suggestions for a replacement member.

Mr. Carpenter also announced that October 1, 2011, there will be three local farms open for tours, Hayman Farms, Brymesser Farms and Dickinson College Farms.

Jim Dries announced that AHEC will have a Civil War event this weekend also.

Jeff Kelly announced that the County outreach meeting will be tomorrow, September 27, 2011, at Middlesex Township at 11:30.

Michael Buchanan had a question about rain gardens and maintenance. There was some discussion about this.

Michael Buchanan brought up the issue of changeable or digital signs. Larry Claycomb quickly reviewed what was discussed at the last meeting. There was further discussion of the issue and the possibility of increased distractions to drivers. Mr. Claycomb asked Mr. Buchanan to work up a letter stating the Planning Commission's position on the matter to be available on or before the next Planning Commission meeting. After further discussion of the issue, the consensus was for whoever can make it to attend the Board of Supervisors' meeting on Friday, September 30, 2011, and express the Commission's concerns regarding the impact of changeable or digital signs on driver safety.

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 8:42 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission