

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
October 28, 2011**

OFFICIALS PRESENT: SUPERVISORS: Vice-Chairman Donald S. Geistwhite, Jr.
Steve Larson
SOLICITOR: Keith O. Brenneman
POLICE CHIEF: Chief Barry Sherman
ZONING OFFICER: Mark Carpenter
MANAGER: Eileen M. Gault
FIRE CHIEF: Ed Beam

OFFICIALS ABSENT: SUPERVISORS: Chairman Victor P. Stabile
ENGINEER: Bud Grove

Vice-Chairman Geistwhite called the meeting to order at 7:32 a.m. in the Middlesex Township Building.

PUBLIC COMMENT: None.

PENNTERRA DEVELOPMENT – POSSIBLE PLAN MODIFICATIONS: Mr. Jim Snyder and Mr. Peter Gamora of NAI Realty were present to discuss possible modifications to the development placement of units South of Country Club Road. The idea is to rearrange the development by amending the conditional use approval of the project and increase the number of units allowed. Mr. Geistwhite expressed his concern of the units sitting vacant. The Supervisors are in support of the idea and asked Mr. Snyder to take the possible plan modifications to the Planning Commission for their comments and suggestions and to continue to work with Mr. Carpenter regarding the possible changes for future consideration.

PROPOSED ZONING ORDINANCE TEXT AMENDMENT PERTAINING TO CHANGEABLE SIGNS: Mr. Pat Lyons of Premiere Media was present with Attorney Paula Leitch to present the final text amendment for changeable signs. The Planning Commission met with Mr. Lyons and Ms. Leitch and both parties find the final version acceptable. Mr. Claycomb of the Planning Commission stated that both parties worked well together. Mr. Carpenter discussed the changes that were made and included the language suggested by Mr. Jeff Kelly from the Cumberland County Planning Commission. Mr. Brenneman will review the final version and include the suggested language from Mr. Kelly. The Supervisors will review the final version and will set the date for the hearing at the next Supervisors' Meeting.

KEYSTONE ARMS LOT 165 – PROPOSED MINOR PLAN REVISION AND ZONING ORDINANCE TEXT AMENDMENT PERTAINING TO PLANNED CENTER SIGN REGULATIONS: Attorney Jon Andrews with Donna Deerin Ward, Rick Ziegler and Dave Marschka discussed the proposed plan revision to the approved land development plan and proposed zoning ordinance text amendment for the Keystone Arms Dollar General Center located on the Harrisburg Pike. Mr. Andrews stated that last month they were in for a special exception for the drive in facility for the ice cream shop. Other changes to the land development plan included the addition of a drive thru lane as well as 12 parking spaces on the eastern part of property and a dumpster pad on the southern part of property. In the summer revisions were

made to the access drive on the plan by agreement, waiving the land development requirements and attaching all the revised plan sheets to the agreement,, which is the same process Mr. Andrews proposed this time.

Mr. Andrews then reported that tenants for the Keystone Arms Center approached them about sign packages, so they decided to look at the Township Ordinance regarding this and realized they needed eleven (11) variances for a standard sign package in order to be in compliance. They then met with Mr. Carpenter with proposed changes to the zoning ordinance pertaining to planned center sign regulations which Mr. Carpenter agreed with and suggested meeting with the Planning Commission and the Board of Supervisors and go from there. The current ordinance allows anchor tenant signs to be 42" and smaller tenant signs to be 20". Keystone Arms would like to see the signage height above the stores be the same and consistent. There was discussion of the differences of Pylon signs and signs located above the store. Both signs dictate different purposes with the Pylon sign being seen as from the road as approaching the shopping center and it showing where to turn and the signage above stores are to help locate the store. The Supervisors would like to review and discuss both of these matters further at the Supervisors' meeting.

DEP SEWAGE PLANNING EXEMPTION FOR EXISTING LOT OF DANIEL DEICHMILLER: This is an existing 8 acre lot where sewer planning was never done on the lot; the lot was purchased but could not pass the perk test. Fill was put in place and 4 years later it was able to pass a perk test. The current owner would like to sell it as a building lot but it has no sewage permit unless Vince Elbel issues one based on the fill that was put in 4 years ago, which he is unable to do unless it has an approved sewage planning module. On the motion of Mr. Geistwhite, seconded by Mr. Larson, it was unanimously agreed to approve the sewage planning exemption for unimproved lot #1 on Shaeffer Road tax parcel #21-05-0429-045.

DISCUSS CONTRACT WITH APPROVED CODE SERVICES INC. TO PROVIDE ALTERNATE BUILDING CODE SERVICES: Mr. Carpenter presented to the Supervisors a proposal from Mr. Irvin Spoonhour of Code Services Inc. to provide alternate UCC Code Services as a back-up to Mr. Carpenter in his absence. Mr. Irvin Spoonhour comes highly recommended by Mr. Carpenter. On the motion of Mr. Geistwhite, seconded by Mr. Larson, it was unanimously agreed to appoint Approved Code Services Inc. as alternate building code services to Middlesex Township and to apply the fee schedule included with the proposal letter dated October 4, 2011.

Mrs. Gault and Chief Sherman proposed a tentative budget to the Supervisors which included a proposed 5-10 year plan of projects. The proposed budget includes a millage tax increase from .00998 to .0122 with a surplus of \$28,323.00 to utilize for the 5-10 year plan of projects. After a brief discussion of the proposed budget, the Supervisors will review the budget further for possible approval by the November 18, 2011 Workshop Meeting.

On the motion of Mr. Larson, seconded by Mr. Geistwhite and there being no further business, it was unanimously agreed to adjourn the meeting at 9:20 a.m.