

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
NOVEMBER 14, 2011**

START TIME: 7:00 p.m.

END TIME: 9:31 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Jim Dries
Tracy Gleim

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer

MEMBERS & STAFF ABSENT:

Steve Zeigler

AGENDA:

APPROVE PAST MINUTES OF OCTOBER 24, 2011

PUBLIC COMMENT

- TPF 11-9 ZONING ORDINANCE AMENDMENT PERTAINING TO CHANGEABLE
 SIGNS – PROVIDE RECOMMENDATIONS TO SUPERVISORS
 (Public Hearing scheduled for December 30, 2011)
- TPF 11-13 STUART AND STANSFIELD TRACTS
 FINAL MINOR SUBDIVISION – LOT ADDITIONS
 (Last BOS prior to end of 90 day plan review period 02-01-2012)
- TPF 11-12 DRAFT ZONING ORDINANCE AMENDMENT PERTAINING TO
 PLANNED CENTER SIGN REGULATIONS
 REVISED DRAFT FOR INFORMAL DISCUSSION
- ZHB 11-7 BLUE BEACON PA LLC
 REVIEW SPECIAL EXCEPTION REQUEST
 TO ALLOW ALTERATION OF NON-CONFORMING SIGNS
 (Zoning Hearing scheduled for December 14, 2011)
- ZHB 11-8 CUMBERLAND VALLEY CHRISTIAN RADIO
 REVIEW SPECIAL EXCEPTION REQUEST TO ALLOW RADIO
 STATION USE IN LIGHT INDUSTRIAL ZONING DISTRICT
 (Zoning Hearing scheduled for December 14, 2011)

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OTHER BUSINESS - REVIEW 2012 DRAFT MEETING SCHEDULE

MEETING MINUTES

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

APPROVE PAST MINUTES OF OCTOBER 24, 2011

Mike Buchanan made a motion to approve the minutes from October 24, 2011, as amended. Jim Dries seconded the motion and it passed unanimously.

PUBLIC COMMENT:

Mr. Claycomb asked for public comment and there was none.

TPF 11-13 STUART AND STANSFIELD TRACTS
 FINAL MINOR SUBDIVISION – LOT ADDITIONS
 (Last BOS prior to end of 90 day plan review period 02-01-2012)

Ben Kirk of Burget and Associates was in attendance to represent the plan. This is the same plan that was before the Planning Commission with a sketch plan. The plan is essentially unchanged from what was previously discussed. Mr. Kirk reviewed the specifics of the plan with the commission members. Mark Carpenter, Township Zoning Officer, had a few observations for Mr. Kirk. Mr. Carpenter also requested that he review the waivers requested for the benefit of the Planning Commission members. Larry Claycomb stated that comments from the county planning and the township engineer should be ready for the next meeting.

TPF 11-12 DRAFT ZONING ORDINANCE AMENDMENT PERTAINING TO
 PLANNED CENTER SIGN REGULATIONS
 REVISED DRAFT FOR INFORMAL DISCUSSION

Jon Andrews of McNees, Wallace and Nurick and Dave Marshka of Keystone Arms were in attendance. Mr. Claycomb reviewed the status of their proposal. Mr. Andrews distributed a packet of information to the members of the commission which contains the proposal as amended. They also supplied a drawing to represent what the maximum height allowances would look like on the signs. Mr. Dries pointed out that their scale was incorrect, so a decision was made to disregard that drawing. There was discussion of other townships' allowances as far as sign sizes are concerned. This was

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followed by in depth discussions of sign sizes, square footage, letter heights, sign lengths as compared to the length of the frontage, etc. The members will look at 30 inch letter height, 1.5 lineal feet per square foot frontage area and minimum of 5 feet away from the edge of the store and see how various dimensions will fit onto various building sizes. Then the Commission and Keystone Arms representatives reviewed each of the issues to make sure that they were all on the same page. The representatives will return at the next meeting with a revised draft amendment.

**ZHB 11-8 CUMBERLAND VALLEY CHRISTIAN RADIO
REVIEW SPECIAL EXCEPTION REQUEST TO ALLOW RADIO
STATION USE IN LIGHT INDUSTRIAL ZONING DISTRICT
(Zoning Hearing scheduled for December 14, 2011)**

Hubert Gilroy, Esq., and Ken Tuckey were in attendance to explain the special exception application. There will only be 3 or 4 employees. The tower will only be 35 feet in height. There will only be 3 or 4 vehicles per day. Mr. Claycomb recommended that the Planning Commission members consider this and go out and visit the site and perhaps make a recommendation at the next meeting.

**ZHB 11-7 BLUE BEACON PA LLC
REVIEW SPECIAL EXCEPTION REQUEST
TO ALLOW ALTERATION OF NON-CONFORMING SIGNS
(Zoning Hearing scheduled for December 14, 2011)**

Ambrose Heinz of Stevens and Lee and Dana Morse for Blue Beacon were in attendance to present the request. Mr. Heinz explained the details to the Planning Commission. They are requesting 5 signs. Questions were asked and answered. Mark Carpenter, Township Zoning Officer, reminded the commission members of the criteria to be considered in this matter.

**TPF 11-9 ZONING ORDINANCE AMENDMENT PERTAINING TO CHANGEABLE
SIGNS – PROVIDE RECOMMENDATIONS TO SUPERVISORS
(Public Hearing scheduled for December 30, 2011)**

Jim Dries made a comparison between what was sent to the Board of Supervisors and what Keith Brenneman, Township Solicitor, sent to the Planning Commission. He reviewed these for the commission members.

Jim Dries made a motion to recommend approval of the proposed zoning ordinance amendment pertaining to changeable signs. This was seconded by Michael Buchanan and passed unanimously.

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OTHER BUSINESS - REVIEW 2012 DRAFT MEETING SCHEDULE:

Mark Carpenter, Township Zoning Officer, reviewed the meeting schedule for 2012. May 28th, the 4th Monday of the May is Memorial Day. That meeting will be Tuesday May 29th. December 24th is also a meeting date. The meeting will be on December 17th instead.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Jim Dries seconded the motion and it passed unanimously at 9:31 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission