

**MIDDLESEX TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
November 28, 2011**

**START TIME: 7:00 p.m.**

**END TIME: 8:58 p.m.**

**MEMBERS PRESENT:**

Michael Buchanan  
Larry Claycomb  
Tracy Gleim  
Jim Dries  
Rod Groff  
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:**

Bud Grove, Township Engineer

**AGENDA:**

APPROVE PAST MINUTES OF NOVEMBER 14, 2011

PUBLIC COMMENT

- TPF 11-13    STUART AND STANSFIELD TRACTS  
                 FINAL MINOR SUBDIVISION – LOT ADDITIONS  
                 (Last BOS prior to end of 90 day review period February 1, 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)

OTHER BUSINESS

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**MEETING MINUTES**

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

**APPROVE PAST MINUTES OF NOVEMBER 14, 2011.**

Michael Buchanan made a motion to approve the minutes of the November 14, 2011, meeting as amended. The motion was seconded by Jim Dries and passed unanimously.

**PUBLIC COMMENT**

Larry Claycomb asked for public comment and there was none.

**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)**

Ken Tuckey and Bruce Apgar were in attendance. Mr. Tuckey briefly reviewed the purpose of the request. Mr. Claycomb reviewed the responsibility of the Planning Commission in this issue. Mark Carpenter, Township Zoning Officer, asked a few questions which were answered. They have an engineer who has been in the radio business for over twenty years. Kathy Griner from Mechanicsburg stated that this could be nothing but a plus for the community. Gerald Sweger of West Middlesex Drive also stated that he felt that the station would be a plus for the community and asked that the commission approve this request.

Steve Zeigler made the following motion:

"I move we recommend that the Zoning Hearing Board approve the request for a special exception by Cumberland Valley Christian Radio (ZHB 11-8) to allow radio station use in the light industrial district with the following conditions:

1. The minimum distance between the tower base and any property line shall not be less than two (2) times the tower and antenna height.
2. The tower and antenna not exceed 35 feet vertical in height.
3. The tower shall be enclosed by a six (6) foot high fence with a locking gate or the base shall not be climbable for a distance of twelve (12) vertical feet."

This was seconded by Michael Buchanan and passed unanimously.

The hearing will be December 14<sup>th</sup> at 7:00 p.m.

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**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, attorney for the applicant, was in attendance. He briefly explained the special exception request to the members of the Planning Commission. Several questions were asked and answered.

Rod Groff made the following motion.

"I move we recommend that the Zoning Hearing Board approve the request for a special exception by the Blue Beacon of PA, LLC, (ZHB 11-7) to allow alteration of nonconforming signs with the following conditions:

1.     The large truck wash sign on the west side of the building shall be unlit raised letters.
2.     The signs put in place shall be exactly as listed in the exhibits of the application."

This was seconded by Steve Zeigler and passed unanimously.

**TPF 11-13     STUART AND STANSFIELD TRACTS  
FINAL MINOR SUBDIVISION – LOT ADDITIONS  
(Last BOS prior to end of 90 day review period February 1, 2012)**

Ben Kirk of Burget and Associates was present at the meeting. The comments from Bud Grove, Township Engineer, were reviewed and discussed. Jeff Kelly, Cumberland County Planning Commission, reviewed the comments from the County. Larry Claycomb suggested that Mr. Kirk speak to Mr. Grove and clarify what needs to be done and then submit a revised plan for the next meeting on December 12, 2011.

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

Charlie Courtney from McNees, Wallace, and Nurick, and Dave Marshka of Keystone Arms were in attendance. Mr. Courtney presented a new proposed ordinance with the changes that were discussed at the last meeting. Mr. Claycomb distributed a table of calculations based on various building sizes and heights determining the resultant sign sizes and placements. There was discussion of these items. This will go to the Board of Supervisors as a proposed amendment to the current sign ordinance. Mr. Carpenter

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quickly reviewed the changes again and Mr. Buchanan had a couple of questions and another suggestion for consistency's sake. Mr. Dries had a couple of questions also. Tracy Gleim made a motion that the Planning Commission in general agrees with the changes proposed in the draft zoning amendment document dated 11-21-2011.

This was seconded by Rod Groff and passed unanimously.

**OTHER BUSINESS:**

Larry Claycomb asked if there was anyone to fill the vacancy to the Planning Commission. Mark Carpenter, Township Zoning Officer, explained that no volunteers have come forward. Mr. Carpenter asked that any volunteers wanting to serve on the planning commission call him for more information.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Steve Zeigler and passed unanimously at 8:58 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT  
Secretary to the Planning Commission