

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
JANUARY 9, 2012**

START TIME: 7:00 p.m.

END TIME: 9:15 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Steve Zeigler
Jim Dries

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Tracy Gleim

AGENDA:

- APPROVE PAST MINUTES OF DECEMBER 27, 2011
- PUBLIC COMMENT
- TPF 11-12 APPLICATION FOR ZONING ORDINANCE AMENDMENT
PERTAINING TO PLANNED CENTER SIGN REGULATIONS
(BOS Public Hearing scheduled for February 1, 2012)
- TPF 12-01 CARLISLE SPORTS EMPORIUM INC – LOT CONSOLIDATIONS
PRELIMINARY FINAL SUBDIVISION PLAN
(Last BOS prior to end of 90 day review period April 7, 2012)
- TPF 12-02 QUALITY INN – LOT ADDITIONS
PRELIMINARY FINAL SUBDIVISION PLAN
(Last BOS prior to end of 90 day review period April 7, 2012)
- TPF 12-03 CAMPING WORLD
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day review period April 7, 2012)
- TPF 12-04 QUALITY INN
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day review period April 7, 2012)
- TPF 12-05 CARLISLE SPORTS EMPORIUM INC – LOT CONSOLIDATIONS
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day review period April 7, 2012)

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- TPF 12-06 DGK REAL ESTATE LP
OPTIONAL SKETCH PLAN OF POSSIBLE FUTURE
SUBDIVISION PLAN
(Informal plan submission for unofficial nonbinding review)
- ZHB 12-1 PREMIER MEDIA LLC
REVIEW SPECIAL EXCEPTION REQUEST TO ALLOW
ALTERATION OF NON-CONFORMING BILLBOARD
(Zoning Hearing scheduled for February 8, 2012)
- OTHER BUSINESS

MEETING MINUTES

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

APPROVE PAST MINUTES

Rod Groff made a motion to approve the minutes from December 22, 2011, as amended. Steve Zeigler seconded the motion and it passed unanimously.

PUBLIC COMMENT:

Larry Claycomb asked for public comment and there was none.

**TPF 11-12 APPLICATION FOR ZONING ORDINANCE AMENDMENT
PERTAINING TO PLANNED CENTER SIGN REGULATIONS
(BOS Public Hearing scheduled for February 1, 2012)**

Jonathan Andrews of McNees, Wallace and Nurick, and David Marshka of Keystone Arms Associates were in attendance. The County Planning Commission comment suggesting a change from “and” to “and/or” was discussed.

Michael Buchanan made the following motion:

“I move that we recommend approval of the application for Zoning Ordinance Amendment pertaining to planned center sign regulations.”

This was seconded by Jim Dries and passed unanimously.

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Brian Fischbach, PE, was in attendance to represent the five plans. This is essentially the resurrection of the Camping World plan from 2008. Keith Plasterer, owner of the Carlisle Sports Emporium, was also in attendance. Brian Fischbach presented an overview of the effects of all 5 plans and how the involved tracts will change and what land development improvements are proposed. Many questions were asked and answered. The Commission members will review the plans, and the applicant will return to the next meeting.

- TPF 12-06 DGK REAL ESTATE LP
OPTIONAL SKETCH PLAN OF POSSIBLE FUTURE
SUBDIVISION PLAN
(Informal plan submission for unofficial nonbinding review)**

Ron Secary of Snyder of Secary & Associates, LLC; and Bruce Darkes, John Gleim, and Elizabeth Knouse of DGK Real Estate LP, were in attendance to explain the optional sketch plan. Larry Claycomb informed the applicants that since this is an optional sketch plan, any discussion and/or feedback is nonbinding. Ron Secary distributed to the Commission members an explanation of the calculations that were used to determine the lot sizes along with the sketch plan. Larry Claycomb proposed that the Planning Commission members walk the property in question. Larry Claycomb will contact Bruce Darkes to make arrangements for a small group of 3 or less Commission members to visit the property.

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**ZHB 12-1 PREMIER MEDIA LLC
REVIEW SPECIAL EXCEPTION REQUEST TO ALLOW ALTERATION
OF NON-CONFORMING BILLBOARD
(Zoning Hearing scheduled for February 8, 2012)**

Mark Carpenter explained that the applicant wants to upgrade the existing non-conforming billboard sign located at the northwest intersection of Harrisburg Pike and Mill Road to a non-conforming changeable billboard sign. Commission members will review the application and discuss at the next meeting.

OTHER BUSINESS:

2012 REORGANIZATION OF THE PLANNING COMMISSION.

Larry Claycomb opened nominations for Planning Commission Chairman for 2012. Steve Zeigler nominated Larry Claycomb. Rod Groff seconded the nomination. Michael Buchanan made a motion that nominations be closed. Larry Claycomb was elected unanimously.

Steve Zeigler nominated Tracy Gleim for Vice-Chairman. Michael Buchanan seconded the motion. Jim Dries made a motion that nominations be closed. Tracy Gleim was elected unanimously.

There being no further business, Steve Zeigler made a motion to adjourn the meeting. Rod Groff seconded the motion and it passed unanimously at 9:15 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission