

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
JANUARY 9, 2023**

START TIME: 7:00 p.m.

END TIME: 8:28 p.m.

MEMBERS PRESENT:

Larry Claycomb
Tom Ryan
Robynn Eppley
Tracy Gleim
Wes Beard
Jim O'Connell

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Steve Zeigler

AGENDA:

Reorganization of Planning Commission– Discussion and Possible Action on nominations and election of Chair & Vice-Chair Officers for 2023 year/

Discussion and Possible Action on past minutes of December 19, 2022

Public Comment

TPF 22-23 Discussion and Possible Action on
Final Subdivision Plan for Meadowbrook Farms Phase 10

ZB 23-1 Discussion and Possible Action on application of UGI Carlisle LNG, LLC,
for Special Exception to allow Liquefied Natural Gas Facility on about 46
Acres adjacent to south of I-81, part of County Tax Pin 21-08-0575-003
(Zoning Hearing scheduled for February 8, 2023)

MEETING MINUTES

Public Comment

Mr. Claycomb asked if there was any public comment and there was none at this time.

Larry Claycomb welcomed Robynn Eppley to the Planning Commission.

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Reorganization of Planning Commission– Discussion and Possible Action on nominations and election of Chair & Vice-Chair Officers for 2023 year

Larry Claycomb opened nominations for chair. Tracy Gleim nominated Larry Claycomb and this was seconded by Tom Ryan. Tracy Gleim moved to close the nominations and Larry Claycomb was elected unanimously.

Wes Beard nominated Tracy Gleim for Vice Chair. This was seconded by Tracy Gleim and Tom Ryan made a motion to close nominations. Tracy Gleim was elected unanimously.

Discussion and Possible Action on Past Minutes of December 19, 2022.

Wes Beard made a motion to accept the minutes of the December 19, 2022, meeting as amended. This was seconded by Tom Ryan and passed unanimously.

**TPF 22-23 Discussion and Possible Action on
Final Subdivision Plan for Meadowbrook Farms Phase 10**

Mark Carpenter announced that the engineer is not here because there are no comments available yet. Mark reviewed the plan in general for the Planning Commission members. There were some changes made to the storm water plan due to changes in the regulations.

**ZB 23-1 Discussion and Possible Action on application of UGI Carlisle LNG,
LLC, for Special Exception to allow Liquefied Natural Gas Facility on
about 46 Acres adjacent to south of I-81, part of County Tax Pin 21-
08-0575-003
(Zoning Hearing scheduled for February 8, 2023)**

Charlie Suhr was in attendance to represent the plan. The project is to develop a liquefied natural gas facility south of Route 81 and east of Army Heritage Drive. They have a hearing with the Zoning Hearing Board on February 8th for a Special Exception to allow this use. Pam Witmer of UGI Energy Services will talk about why this is needed. Keith Turney, project manager for this project with UGI Energy Services, will go through the zoning and Joel Russell, of UGI Energy Services, will talk about the operations of the facility. If the use is approved, they will submit the land development plan for the project.

Ms. Witmer spoke about UGI Energy Services which is the builder of facilities for UGI of Carlisle. They are doing this because UGI needs to meet the growth needs of the area. The PUC has agreed that this is needed. Questions were asked and answered. Mr. Turney spoke about the site plan. The site is 46 acres. They will have 500 feet of

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setback from the property lines. They need to be convenient to an interstate because the LNG is delivered by trucks. He spoke about the facility near Bethlehem, PA. There were questions about how the gas is delivered, distributed, maintained, etc. Mr. Russell talked about the daily operations of the facility. There will be monitoring 24 hours a day, 7 days a week. They would send the township first responders to New England for LNG emergency response training. All three of these representatives answered questions about safety and emergency procedures.

Larry Claycomb reviewed the items in the Zoning Ordinance that the Planning Commission needs to look at in order to recommend this to the Zoning Hearing Board. The consensus of the Planning Commission was to recommend going forward.

Tracy Gleim made the following motion.

"I move we recommend approval of ZB 23-1, application of UGI Carlisle LNG, LLC, for Special Exception to allow Liquified Natural Gas Facility on about 46 Acres adjacent to south of I-81, part of County Tax Pin 21-08-0575-003, to the Zoning Hearing Board."

This was seconded by Tom Ryan and passed unanimously.

Mark Carpenter briefed the Planning Commission about some of the work currently being done on the Zoning Ordinance. He distributed a chart to the members of the new names of the zoning districts and explained it. He also explained some of the process that is going on with the rewrite of the Zoning Ordinance and what it will look like when it is done.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Tom Ryan and passed unanimously at 8:28 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission