

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
January 11, 2016**

START TIME: 7:00 p.m.

END TIME: 8:25 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Steve Zeigler
Jim Dries
Jim O'Connell
Tracy Gleim
Randy Waggoner

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

AGENDA:

REORGANIZATION – NOMINATIONS AND ELECTION OF OFFICERS
ELECT CHAIR & VICE-CHAIR FOR 2016 YEAR

APPROVE PAST MINUTES OF DECEMBER 28, 2015

PUBLIC COMMENT

TPF 15-20 CARLISLE DOLLAR GENERAL
FINAL MINOR LOT CONSOLIDATION SUBDIVISION PLAN AND
FINAL MINOR LAND DEVELOPMENT PLAN
(BOS action deadline March 2, 2016)

TPR 15-13 SHEETZ STORE – EMBERS DRIVE & SR 0011
FINAL MINOR SUBDIVISION PLAN AND
FINAL MAJOR LAND DEVELOPMENT PLAN
(BOS action deadline April 6, 2016)

OTHER BUSINESS

MEETING MINUTES

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

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**REORGANIZATION – NOMINATIONS AND ELECTION OF OFFICERS
ELECT CHAIR & VICE-CHAIR FOR 2016 YEAR**

Steve Zeigler made a motion to nominate Larry Claycomb for Chairman. Jim Dries made a motion to close the nominations. This was seconded by Randy Waggoner. A unanimous ballot was cast for Larry Claycomb to be Chairman of the Planning Commission for 2016.

Steve Zeigler nominated Tracy Gleim for Vice Chairman. Jim Dries made a motion to close the nominations. This was seconded by Michael Buchanan. A unanimous ballot was cast for Tracy Gleim to be Vice Chairman of the Planning Commission.

APPROVE PAST MINUTES

Jim Dries made a motion to approve the minutes from December 28, 2015, as amended. Michael Buchanan seconded the motion and it passed unanimously.

PUBLIC COMMENT:

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

**TPF 15-20 CARLISLE DOLLAR GENERAL
FINAL MINOR LOT CONSOLIDATION SUBDIVISION PLAN AND
FINAL MINOR LAND DEVELOPMENT PLAN
(BOS action deadline March 2, 2016)**

The applicant is not at the meeting. They have submitted revised plans addressing all of the comments and have requested that this item be tabled. Tracy Gleim made a motion to table this item. The motion was seconded by Randy Waggoner and passed unanimously.

**TPR 15-13 SHEETZ STORE – EMBERS DRIVE & SR 0011
FINAL MINOR SUBDIVISION PLAN AND
FINAL MAJOR LAND DEVELOPMENT PLAN
(BOS action deadline April 6, 2016)**

Ron Lucas of Stevens and Lee, and Brent Brubaker of Sheetz, and Justin Kuhn, and Terri Delo of BL Companies were in attendance to represent the plan. They are proposing to subdivide a parcel off of the current Hotel Carlisle property along the frontage of Harrisburg Pike. There was extensive discussion about front- and side-yard setbacks and easements along Harrisburg Pike. Questions were asked and answered.

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The land development plan is for a Sheetz Store with 54 parking spaces and 6 automobile or light truck fueling islands which would serve 12 fuels customers at one time. Mr. Kuhn explained the details of the development plan including traffic patterns, storm water management features, and waivers requested. The lighting plan is being prepared and should be ready by the next meeting. Questions were asked and answered.

OTHER BUSINESS:

Jim Dries said that he read an article about a power transmission line going through the township. Mark Carpenter, Township Zoning Officer, stated that he had not seen anything about it, but he said that he will try to find out about it.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Jim Dries seconded the motion and it passed unanimously at 8:25 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission