

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
JANUARY 14, 2008**

START TIME: 7:00 p.m.

END TIME: 8:49 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracey Gillespie
Rick Gines
Tracy Gleim
Rod Groff
Steve Zeigler

STAFF PRESENT:

Mark D. Carpenter, Zoning Officer
Margie Flatley, CMT, Secretary
Bud Grove, Township Engineer

MEMBERS & STAFF ABSENT:

AGENDA:

1. APPROVE PAST MINUTES OF DECEMBER 17, 2007
2. REORGANIZATION – NOMINATIONS AND ELECTION OF OFFICERS
ELECT CHAIR & VICE-CHAIR FOR 2008 YEAR
3. PUBLIC COMMENT
4. (TPF 05-7) DRAFT ZONING ORDINANCE AMENDMENT
CONSERVATION SUBDIVISION DESIGN
(comment on working draft for BOS)
5. (TPF 07-10) PROPOSED ZONING ORDINANCE AMENDMENT
OUTDOOR LIGHTING REGULATIONS
6. (TPF 07-11) SHEETZ, INC. AT TRINDLE ROAD & ARMY HERITAGE DRIVE
PRELIMINARY FINAL SUBDIVISION AND
LAND DEVELOPMENT PLAN
(BOS action deadline extended to February 7, 2008)
7. (TPF 07-19) ZONING ORDINANCE AMENDMENT
DELETE SECTION 14.17.F. OF ARTICLE XIV
(BOS public hearing scheduled for January 25, 2008)
8. (TPF 08-1) CHR CORP – PROPOSED RUTTER'S FARM STORE #64
PRELIMINARY FINAL SUBDIVISION AND
LAND DEVELOPMENT PLAN
(BOS action deadline April 2, 2008)
9. OTHER BUSINESS
PENNSYLVANIA STATE ETHICS COMMISSION
2007 YEAR STATEMENT OF FINANCIAL INTEREST FORMS

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
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MEETING MINUTES:

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

APPROVE PAST MINUTES OF DECEMBER 17, 2007

Mike Buchanan made a motion to approve the minutes as amended. This was seconded by Tracy Gleim and passed unanimously.

PUBLIC COMMENT

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

**(TPF 08-1) CHR CORP – PROPOSED RUTTER’S FARM STORE #64
PRELIMINARY FINAL SUBDIVISION AND
LAND DEVELOPMENT PLAN**

Neal Metzger with LSC Design was in attendance to represent the plan. He explained the proposed lot subdivision and land development improvements for the Rutters Farm Store #64. They wish to eliminate the 3 existing lots, subdivide the property into two lots and build the Rutter’s Farm Store on lot #2. He explained the traffic improvements that they propose, including a left turn signal for northbound traffic from route 11 and a deceleration lane for southbound traffic from route 11 turning into the site. They will also landscape lot 1 with meadow grass. Questions were asked and answered. Mark Carpenter explained about how to request waivers for street trees, sidewalks, etc. A traffic study has been completed and approved by PennDOT. They are putting together the PennDOT Highway Occupancy Permit paperwork for submission. An environmental impact study was done in 1997 or 1999; however, Bud Grove pointed out that the study did not consider the convenience store use. Bud Grove suggested they refer to his recent comments on the Sheetz plan proposed at Trindle Road for items to be addressed in the EIAR. They were asked to provide a lighting plan with photometrics. There was discussion about storm water management and safety in regard to possible fuel spills, etc. Mr. Metzger explained the proposed inlets will filter out debris and contain any spilled fuel. Bud requested that they inspect and clean them out quarterly and keep a record on file which can be supplied to the township on request. Mark Carpenter explained that there will be comments at the next meeting. He also told him to call Rory Morrison about the public sewer extension plan. There was more discussion about signs locations, etc.

**REORGANIZATION – NOMINATIONS AND ELECTION OF OFFICERS
ELECT CHAIR & VICE-CHAIR FOR 2008 YEAR**

Larry Claycomb opened nominations for Planning Commission Chairperson for this 2008. Tracy Gleim nominated Larry Claycomb for chair. Rod Groff moved that nominations be closed. Steve Zeigler seconded. Mr. Claycomb was elected unanimously. Rod Groff nominated Tracy Gleim for vice chair and Steve Zeigler moved to close the nominations. Mr. Gleim was elected unanimously.

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Mr. Claycomb asked if the members would like to evaluate how they do business, as he feels that he talks too much. He would like to see the members ask more questions. Everybody agreed that how business is conducted is okay. Mike Buchanan wondered if the Commission should adhere more to the "workshop" and "regular" meeting agendas. Mark Carpenter explained how the clock ticks - the Board of Supervisors has 90 days to review a plan starting with the first regularly scheduled meeting after submission. Larry Claycomb suggested that the commission try to stick to the plan of workshops and regular meetings and only vote on plans at the regular meeting. There was extensive discussion regarding plan completeness issues and whether or not the township has to accept a plan that is incomplete.

**(TPF 05-7) DRAFT ZONING ORDINANCE AMENDMENT
CONSERVATION SUBDIVISION DESIGN**

Mark Carpenter explained that he does not have a report on this yet. He would like to have a committee formed to meet next Monday, January 21, 2008, to work on it with him. He would also like the committee to work on the draft lighting ordinance. Mike Buchanan and Larry Claycomb volunteered to be on the committee and will meet with Mark at 5:00 p.m. on Monday, January 21, 2008.

**(TPF 07-11) SHEETZ, INC. AT TRINDLE ROAD & ARMY HERITAGE DRIVE
PRELIMINARY FINAL SUBDIVISION AND
LAND DEVELOPMENT PLAN**

Bud Grove reported that the plan has been revised and is in good shape. Sheetz will be at the next meeting. They submitted an environmental impact report and other information to comply with Bud's review comments.

**(TPF 07-19) ZONING ORDINANCE AMENDMENT
DELETE SECTION 14.17.F. OF ARTICLE XIV**

This section has to do with junk cars. The proposal is to take enforcement of this out of the zoning ordinance and to adopt a separate unlicensed vehicle ordinance; thereby, putting this issue under the jurisdiction of the police department. Mike Buchanan suggested recommending an exemption for farmers and all agreed.

Mike Buchanan made a motion that the commission recommend the Board of Supervisors adopt the zoning ordinance amendment pertaining to inoperable or junk motor vehicles with the suggestion that the proposed ordinance be amended to allow an exemption for equipment used in agricultural or animal husbandry.

Steve Zeigler seconded the motion and it passed unanimously.

Larry Claycomb read the report he had prepared to send to the Board of Supervisors.

Larry Claycomb moved that the commission authorize him to send his report to the Board of Supervisors in reference to the proposed zoning ordinance amendment regarding unlicensed and junk vehicles.

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OTHER BUSINESS:

**PENNSYLVANIA STATE ETHICS COMMISSION
2007 YEAR STATEMENT OF FINANCIAL INTEREST FORMS**

Each member was given a Pennsylvania State Ethics Commission 2007 Year Statement of Financial Interest form to fill out and Mark explained that these are kept on file at the township.

Tracy Gleim brought up the issue of "klunkers" on the Camping World site. He saw a show on TV about a guy who refurbishes old RVs and had a large amount of "klunkers" on his property. He thought it was good the Planning Commission addressed this issue.

Rod Groff asked about the Fenton house along route 944 with all the junk which is getting worse. Mr. Carpenter said that he would look into it.

Mike Buchanan looked at the sign ordinance and pointed out that we prohibit signs at service stations with changeable fuel price numbers. He has written up a paragraph allowing changeable signs and will send it out so that the commission can consider allowing it. Mark Carpenter feels that we should allow other electronic changeable signs, with a restriction on how often they would be allowed to change. Mark said this would allow the use of existing electronic technology and possibly reduce the number of signs a business needs.

There being no further business, Rod Groff made a motion to adjourn the meeting. Tracy Gleim seconded the motion and it passed unanimously at 8:49 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission