

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
January 14, 2019**

START TIME: 7:00 p.m.

END TIME: 8:16 p.m.

MEMBERS PRESENT:

Larry Claycomb
Michael Buchanan
Jim Dries
Randy Waggoner
Tracy Gleim

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Steve Zeigler
Jim O'Connell

AGENDA:

APPROVE PAST MINUTES OF DECEMBER 10, 2018

PUBLIC COMMENT

REORGANIZATION – NOMINATIONS AND ELECTION OF CHAIR & VICE-CHAIR
OFFICERS FOR 2019 YEAR

TPF 17-11 DRAFT ZONING ORDINANCE AMENDMENT TO PROVIDE FOR NON-
COMMERCIAL KEEPING OF LIVESTOCK AS PERMITTED
ACCESSORY USES IN THE OS, RF, RC, RS AND VC ZONING
DISTRICTS.

TPF 18-6 FINAL MAJOR LAND DEVELOPMENT PLAN
PROPOSED NORTHPOINT WAREHOUSE
AT 1700 HARRISBURG PIKE
(BOS action deadline February 6, 2019)

TPF 18-11 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR
EXPANSION OF EXISTING TRUCKING FACILITY AT
100 ROADWAY DRIVE FOR SAIA MOTOR FREIGHT LINE, LLC
(BOS action deadline March 6, 2019)

OTHER BUSINESS:

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
January 14, 2019**

MEETING MINUTES

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

REORGANIZATION – NOMINATIONS AND ELECTION OF CHAIR & VICE-CHAIR OFFICERS FOR 2019 YEAR

Larry Claycomb announced that he would be willing to continue serve as chair, but if anyone else would like to run, that would be fine.

Randy Waggoner made a motion that we keep both offices as is for 2019, with Larry Claycomb as chair and Tracy Gleim as vice-chair. Michael Buchanan seconded the motion and it passed unanimously.

APPROVE PAST MINUTES

Jim Dries made a motion to approve the minutes from December 10, 2018, as submitted. Randy Waggoner seconded the motion and it passed unanimously.

PUBLIC COMMENT:

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

TPF 17-11 DRAFT ZONING ORDINANCE AMENDMENT TO PROVIDE FOR NON-COMMERCIAL KEEPING OF LIVESTOCK AS PERMITTED ACCESSORY USES IN THE OS, RF, RC, RS AND VC ZONING DISTRICTS.

Mr. Carpenter asked that this item be tabled since he did not get to complete his research of this item. Jim Dries brought a decision of the Commonwealth Court of PA stating that the number of pets in a house cannot be limited by the municipality. Mr. Carpenter will check with Keith Brenneman, Township Solicitor, regarding this issue. A few other questions came up in discussion, particularly the definition of domesticated pets versus noncommercial livestock (chickens).

**TPF 18-6 FINAL MAJOR LAND DEVELOPMENT PLAN
PROPOSED NORTHPOINT WAREHOUSE
AT 1700 HARRISBURG PIKE
(BOS action deadline February 6, 2019)**

The applicant has requested that this item be tabled. Mr. Carpenter distributed Fire Chief Ed Beam's review of the fire lane plan.

Tracy Gleim made a motion to table. Seconded by Jim Dries and passed unanimously.

MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
January 14, 2019

**TPF 18-11 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR
EXPANSION OF EXISTING TRUCKING FACILITY AT
100 ROADWAY DRIVE FOR SAIA MOTOR FREIGHT LINE, LLC
(BOS action deadline March 6, 2019)**

Mr. Carpenter explained that this plan has just been received before Christmas. The 90 day plan review period begins today. He explained the plan in an overall fashion. Mr. Grove has submitted comments to the applicant and they have responded. The County Planning Commission comments are also in the packet. There are also some comments from the Fire Chief, Ed Beam. The Planning Commission members will review this version of the plan and the applicant should be at the next meeting. Mr. Carpenter will contact the LeTort Regional Authority for their comments.

OTHER BUSINESS:

Larry Claycomb asked about the Popeye and Burger King development. Mr. Carpenter reported that they cannot have a driveway on North LeTort Drive due to a deed restriction. They will be redesigning and appealing to PenDOT to be able to use a right-in right-out driveway on Route 11.

Jeff Kelly, Cumberland County Planning Commission, wrote an email to the Planning Commission members as he is retiring. Mr. Carpenter read the e-mail to the Planning Commission members.

Randy Waggoner reported that Roger Watson's son was a hit-and-run victim in Perry County just before Christmas. Mr. Watson was before the Planning Commission recently.

The Supervisors adopted the Self Storage ordinance on January 2, 2019.

There is a rumor that Giant has purchased Hoss's and Hoss's is moving to Walnut Bottom Road. Giant is rumored to be expanding their building.

Cumberland Range Estates is moving along. There are 10 houses total, 9 built in 2018.

The Industrial Zoning Amendment has been cancelled. There was strong opposition to it, so the Supervisors decided not to go forward with it.

The Supervisors agreed that the comprehensive plan should be updated. Mr. Carpenter suggested that the document that exists now be updated one chapter at a time. He thinks the County can help update the GIS maps. Michael Buchanan stated that what is needed is a mission and vision for the future document. Mr. Claycomb asked if there would be any money available for clerical help and for materials with this.

MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
January 14, 2019

Michael Buchanan stated that the Planning Commission should put together a plan outlining what they intend to do along with a proposal for funding. The survey would cost money to send out and collate the data. Mr. Carpenter stated that the County could print out maps for the Planning Commission to use at public meetings. There was discussion about what the next steps are, what process will be used? Mr. Claycomb asked for volunteers to serve on a sub-committee to develop this process. Mark Carpenter, Michael Buchanan, and Jim Dries volunteered. Larry Claycomb and Randy Waggoner will serve alternately, so that there will be no more than three members at one time. Michael Buchanan asked if anyone knows of any service organization that may be able to support this effort. Mr. Carpenter stated that the County Planners would be able to do that. The DCED also publishes articles about planning issues.

Mr. Carpenter reported that the large tract of land owned by Phillips and Frey on Wolfs Bridge Road is being planned for future development. Mr. Carpenter mentioned there is renewed interest in beginning the PennTerra and McNaughton residential development properties on Country Club Road.

The Wolfs Bridge replacement project is moving along and is slated to be done in 2020.

Jim Dries noted that the secondary access lane for the SAIA project to Harrisburg Pike does not appear to be owned by anyone on the on the county tax mapper. Mr. Carpenter said that he would check on it.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Randy Waggoner seconded the motion and it passed unanimously at 8:16 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission