

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
January 22, 2018**

START TIME: 7:00 p.m.

END TIME: 9:04 p.m.

MEMBERS PRESENT:

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

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Jeff Kelly, Cumberland County Planning
Bud Grove, Township Engineer

MEMBERS & STAFF ABSENT:

Jim Dries

AGENDA:

APPROVE PAST MINUTES OF JANUARY 8, 2018

PUBLIC COMMENT

TPF 17-17 FINAL MINOR SUBDIVISION PLAN FOR
SCHLUSSER PROPERTY
(BOS action deadline February 7, 2018)

TPF 17-19 FINAL MINOR SUBDIVISION PLAN FOR
RODNEY M & FRANCINE A GROFF
(BOS action deadline March 7, 2018)

TPF 17-13 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN OF
BURGER KING & POPEYE'S RESTAURANTS
(BOS action deadline April 6, 2018)

TPF 18-1 SUBDIVISION AND LAND DEV ORDINANCE AMENDMENT
(Public hearing scheduled for March 7, 2018)

OTHER BUSINESS

**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 JANUARY 8, 2018.

Randy Waggoner made a motion to approve the minutes of the January 8, 2018, meeting as amended. The motion was seconded by Michael Buchanan and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 17-17 FINAL MINOR SUBDIVISION PLAN FOR
SCHLUSSEY PROPERTY
(BOS action deadline February 7, 2018)**

John Madden of Frederick, Seibert and Associates Inc., and Bob Schlusser were in attendance to represent the plan. Bud Grove, Township Engineer, reviewed his comments on the second submission of the plan. He reviewed each of the waiver requests. Questions were asked and answered. Jeff Kelly, Cumberland County Planning Commission, reviewed the comments from the Cumberland County Planning Commission. Mark Carpenter, Township Zoning Officer, reported that the Municipal Authority has recommended approval.

Steve Zeigler made the following motion.

“I move we recommend the approval of the Sewage Facilities Planning Exemption for TPF 17-17, Final Minor Subdivision Plan for Schlusser Property as revised 1/2/2018.”

This was seconded by Randy Waggoner and passed unanimously.

Steve Zeigler made the following motion.

“I move we recommend the approval of eight waivers requested for TPF 17-17 Final Minor Subdivision Plan for Schlusser Property as revised 1/2/2018, with conditions that a waiver be requested and justified for Article 7 Section 703c(2) and that the requested waiver #7 for Article VII section 719.c.14 be withdrawn.”

This was seconded by Randy Waggoner and passed unanimously.

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Steve Zeigler made the following motion.

"I move we recommend the approval of TPF 17-17 Final Minor Subdivision Plan for Schlusser Property as revised 1/2/2018, with the following conditions.

1. That the comments in the letter from Bud Grove to Larry Claycomb dated January 15, 2018, be met.
2. That the comments in the Cumberland County Planning review #17-137 dated November 14, 2017, be met.

This was seconded by Randy Waggoner and passed unanimously.

The plan will be considered at the Board of Supervisor's meeting on January 26, 2018.

**TPF 17-19 FINAL MINOR SUBDIVISION PLAN FOR
RODNEY M & FRANCINE A GROFF
(BOS action deadline March 7, 2018)**

Rod Groff, Francine Groff and Mark G. Romeo, PLS, of Romeo Land Surveying, were in attendance to represent the plan. Grant Marshall, PE, is preparing a DEP Sewage Facilities Planning Module for a buried sand filter type Small Flow Treatment Facility with stream discharge. He expects to have this done by the next meeting on February 12, 2018. The comments from Bud Grove, Township Engineer, were reviewed. The comments from the Cumberland County Planning Commission were reviewed. The applicant will revise the plan and resubmit.

**TPF 17-13 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN OF
BURGER KING & POPEYE'S RESTAURANTS
(BOS action deadline April 6, 2018)**

Charlie Suhr from Stevens and Lee; Andy Glosser, developer; Ed Baksh, owner of the proposed Popeye's; Gary Giangrandek, project manager of the proposed Burger King, and Victor Grande, design engineer, were in attendance to represent the plan. Mr. Grande gave an overview of the plan for the Planning Commission members. There was discussion regarding the traffic impact study and PennDOT's responses to it. In light of the site's proximity to the LeTort Spring Run, the storm water management plan was reviewed. There were also questions about the screening between the commercial lots and the residential lots. They are still in discussions with PennDOT and they will return with an updated plan in the future.

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**TPF 18-1 SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE AMENDMENT
(Public hearing scheduled for March 7, 2018)**

The amendment has already been prepared by Keith Brenneman, Township Solicitor, under direction of the Board of Supervisors and copies have been distributed to the Planning Commission members. This will be considered at a future meeting.

OTHER BUSINESS:

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Randy Waggoner and passed unanimously at 9:04 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission