

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
JANUARY 23, 2012**

START TIME: 7:00 p.m.

END TIME: 9:50 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracy Gleim
Jim Dries
Steve Zeigler
Rod Groff

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Keith Brenneman, Township Solicitor

AGENDA:

- APPROVE PAST MINUTES OF JANUARY 9, 2012
- PUBLIC COMMENT
- TPF 12-01 CARLISLE SPORTS EMPORIUM INC – LOT CONSOLIDATIONS
PRELIMINARY FINAL SUBDIVISION PLAN
(Last BOS prior to end of 90 day review period April 7, 2012)
- TPF 12-02 QUALITY INN – LOT ADDITIONS
PRELIMINARY FINAL SUBDIVISION PLAN
(Last BOS prior to end of 90 day review period April 7, 2012)
- TPF 12-03 CAMPING WORLD
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day review period April 7, 2012)
- TPF 12-04 QUALITY INN
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day review period April 7, 2012)

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
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JANUARY 23, 2012**

- TPF 12-05 CARLISLE SPORTS EMPORIUM INC – LOT CONSOLIDATIONS
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day review period April 7, 2012)
- TPF 12-06 DGK REAL ESTATE LP
OPTIONAL SKETCH PLAN OF POSSIBLE FUTURE
SUBDIVISION PLAN
(Informal plan submission for unofficial nonbinding review)
- ZHB 12-1 PREMIER MEDIA LLC
REVIEW SPECIAL EXCEPTION REQUEST TO ALLOW
ALTERATION OF NON-CONFORMING BILLBOARD
(Zoning Hearing scheduled for February 8, 2012)
- OTHER BUSINESS

MEETING MINUTES

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

APPROVE PAST MINUTES OF JANUARY 9, 2012.

Steve Zeigler made a motion to approve the minutes of the January 9, 2012, meeting as amended. The motion was seconded by Jim Dries and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 12-01 CARLISLE SPORTS EMPORIUM INC – LOT CONSOLIDATIONS
PRELIMINARY FINAL SUBDIVISION PLAN
(Last BOS prior to end of 90 day review period April 7, 2012)**

Brian Fischbach, PE, and Paula Leicht, Esquire, were in attendance to represent the five plans, TPF 12-01 thru TPF 12-05. Mr. Claycomb reminded the commission members that all 5 plans are to be reviewed separately. He reviewed the process for the benefit of the member who was not in attendance at the last meeting.

Jeff Kelly, Cumberland County Planning Commission, reviewed the comments from the County. Bud Grove, Township Engineer, reviewed and clarified his comments on the subdivision and land development plans. Larry Claycomb, Planning Commission Chairperson, reviewed his comments. Questions were asked and answered.

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**TPF 12-02 QUALITY INN – LOT ADDITIONS
PRELIMINARY FINAL SUBDIVISION PLAN
(Last BOS prior to end of 90 day review period April 7, 2012)**

Jeff Kelly, Cumberland County Planning Commission, reviewed his comments on this plan. Questions were asked and answered. Mr. Grove reviewed his comments on this plan. Larry Claycomb distributed and reviewed his comments on this plan.

The applicant will make the corrections and document the waivers that will be requested for these two plans and return to the next meeting.

**TPF 12-03 CAMPING WORLD
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day review period April 7, 2012)**

Jeff Kelly, Cumberland County Planning Commission, reviewed the comments from the county for this plan. There was some discussion regarding the stormwater management relative to the LeTort Spring Run and the limestone geology of the area. Bud Grove, Township Engineer, briefly reviewed his comments. He will meet with Mr. Fischbach to go over the details of the stormwater plan. Areas of concern include recreational vehicle washing area, recreational vehicle dump station procedure, trees in stormwater basins, roof run-off and the 100 year flood line. Mr. Grove then reviewed the waivers requested and other housekeeping items. Mr. Claycomb then distributed his comments to the applicant, the commission members, and the staff members. He then reviewed them briefly.

**TPF 12-04 QUALITY INN
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day review period April 7, 2012)**

Jeff Kelly, Cumberland County Planning Commission, reviewed the comments from the county. Mr. Grove reviewed his comments on this plan. Mr. Claycomb had some comments which he shared with the commission members and the applicant. Questions were asked and answered.

**TPF 12-05 CARLISLE SPORTS EMPORIUM INC – LOT CONSOLIDATIONS
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day review period April 7, 2012)**

Jeff Kelly, Cumberland County Planning Commission, reviewed the comments on this plan. Bud Grove did not have formal comments on this plan, but he did have some questions for the applicant. These issues were discussed. Mr. Claycomb had a few comments which were discussed. Mr. Fischbach will be meeting with Mr. Grove next week to work out storm water management issues. The ownership of and easements for the existing billboards on the property are to be detailed on the plan.

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**TPF 12-06 DGK REAL ESTATE LP
OPTIONAL SKETCH PLAN OF
POSSIBLE FUTURE SUBDIVISION PLAN
(Informal plan submission for unofficial nonbinding review)**

Ron Secary with Snyder, Secary and Associates, Bruce Darkes, and Elizabeth Knouse of DGK Real Estate LP, were in attendance with a revised version of their sketch plan. Mr. Claycomb announced that this is an unofficial session reviewing a sketch plan. They had made some changes to the sketch plan. There was discussion of the new features of the plan and questions were asked and answered. The Planning Commission recommended that the developers consider adding a walking trail to connect the two parts of the street loop, along the west side of lot 14.

**ZHB 12-1 PREMIER MEDIA LLC
REVIEW SPECIAL EXCEPTION REQUEST TO ALLOW ALTERATION
OF NON-CONFORMING BILLBOARD
(Zoning Hearing scheduled for February 8, 2012)**

Paula Leicht, Esquire, was in attendance along with Pat Lyons of Premier Media. They wish to obtain a special exception to alter their current billboard along route 11 in the miracle mile. Ms. Leicht explained the details of the request. Mr. Claycomb reviewed the issues that must be considered in this matter.

Michael Buchanan made the following motion.

"I move that we recommend approval of the Premier Media, LLC, request to the Zoning Hearing Board (ZHB Case #12-01) for a Special Exception to upgrade an existing billboard with the following condition.

1. The design of the new billboard structure and support is to be reviewed, signed, and sealed by a Professional Engineer licensed to practice in the Commonwealth of Pennsylvania and who has sufficient training and experience in structures of this nature."

It was seconded by Tracy Gleim and passed unanimously.

OTHER BUSINESS:

There being no further business, Jim Dries made a motion to adjourn the meeting. The motion was seconded by Tracy Gleim and passed unanimously at 9:50 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission