

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
JANUARY 28, 2007**

START TIME: 7:00 p.m.

END TIME: 8:10 p.m.

MEMBERS PRESENT:

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

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Larry Claycomb

AGENDA:

1. APPROVE PAST MINUTES OF JANUARY 14, 2008
2. PUBLIC COMMENT
3. (TPF 07-10) PROPOSED ZONING ORDINANCE AMENDMENT
OUTDOOR LIGHTING REGULATIONS
4. (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)
5. (TPF 08-1) CHR CORP – PROPOSED RUTTERS FARM STORE #64
PRELIMINARY FINAL SUBDIVISION AND
LAND DEVELOPMENT PLAN
(BOS action deadline April 2, 2008)
6. (TPF 08-3) PROPOSED ZONING ORDINANCE AMENDMENT
PERTAINING TO SIGN REGULATIONS
SERVICE STATION CHANGEABLE FUEL PRICE SIGNS
7. OTHER BUSINESS

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PUBLIC COMMENT

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

MEETING MINUTES

Tracy Gleim called the meeting to order at 7:00 p.m.

APPROVE PAST MINUTES OF JANUARY 14, 2008

Mike Buchanan made a motion to approve the minutes of January 14, 2008, with one change. Steve Zeigler seconded the motion and it passed unanimously.

**(TPF 07-10) PROPOSED ZONING ORDINANCE AMENDMENT
OUTDOOR LIGHTING REGULATIONS**

Bud Grove said that the ordinance was not ready for the Commission to discuss at this meeting.

**(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)

Bud Grove summarized where the plan stands at the moment with six waivers and some housekeeping issues. Mark Carpenter explained that the planning module has been signed off by Carlisle Borough and Middlesex Township. Other than that, the plan is in good shape.

The following several motions relate to Township Plan File # TPF 07-11, originally dated October 26, 2007, and last revised January 7, 2008.

Mike Buchanan made the following motion:

Pursuant to Township Plan File # TPF 07-11, titled Preliminary/Final, Subdivision Plan of Sheetz, Inc., I move that we approve the Pennsylvania Department of Environmental Protection Sewage Facilities Planning Module, dated for Township Plan File # TPF 07-11.

Rick Gines seconded the motion and it passed by unanimous vote.

Mike Buchanan made the following motion:

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Pursuant to Township Plan File # TPF 07-11, titled Preliminary/Final, Subdivision Plan of Sheetz, Inc., I move that we recommend granting the one waiver requested, with the following recommended conditions:

1. That a written request be submitted to the township for all the requested waivers, with justification for each waiver requested, per Township SLDO Ordinance Section 1402.
2. That all requested waivers be listed on the cover sheet of the plan set.

Steve Zeigler seconded the motion and it passed by unanimous vote.

Mike Buchanan made the following motion:

I move that we recommend approval of Township Plan File # TPF 07-11, titled Preliminary/Final, Subdivision Plan of Sheetz, Inc., with the following recommended conditions:

1. That the title be changed to reflect the fact that it is a Preliminary/Final Plan.
2. That the conditions listed in review comments of Township Engineer, Bud Grove of Grove Associates, in memo dated January 28, 2008, be met.

Rod Groff seconded the motion and it passed by unanimous vote.

Mike Buchanan made the following motion:

Pursuant to Township Plan File # TPF 07-11, titled Preliminary/Final, Land Development Plan of Sheetz, Inc., I move that we recommend granting the seven waivers requested, with the following recommended conditions:

1. That a written request be submitted to the township for all the requested waivers, with justification for each waiver requested, per Township SLDO Ordinance Section 1402.
2. That all requested waivers be listed on the cover sheet of the plan set.

Tracey Gillespie seconded the motion and it passed by unanimous vote.

Mike Buchanan made the following motion:

I move that we recommend approval of Township Plan File # TPF 07-11, titled Preliminary/Final, Subdivision Plan of Sheetz, Inc., with the following recommended condition:

That the conditions listed in review comments of Township Engineer, Bud Grove of Grove Associates, in memo dated January 28, 2008, be met.

Steve Zeigler seconded the motion and it passed by unanimous vote.

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

(BOS action deadline April 2, 2008)

Rutter's has asked that the plan be tabled at this meeting. They wish to meet with Bud Grove. Mark Carpenter has distributed the comments.

**(TPF 08-3) PROPOSED ZONING ORDINANCE AMENDMENT
PERTAINING TO SIGN REGULATIONS
SERVICE STATION CHANGEABLE FUEL PRICE SIGNS**

The present ordinance does not allow changeable signs at all which will be a problem for new gas stations who will wish to display the prices of the fuel electronically. Mike Buchanan went over the current requirements for signs and the proposed change to the ordinance which would allow these types of signs. Mark Carpenter pointed out that the information would need to be included in the table in the ordinance. There was much discussion regarding how many signs would actually be allowed under the proposed change and how many square feet are allowed. Mr. Carpenter brought up the idea of video signs and Mr. Buchanan explained that they are allowed in other areas in order to reduce the number of signs. Tracy Gleim asked the members to consider the changes that have been proposed and bring their suggestions to the next meeting. Mr. Buchanan suggested that action be taken on this issue soon.

OTHER BUSINESS:

Mark Carpenter announced that the Cumberland County outreach meetings are coming up.

Mike Buchanan asked Bud Grove send his comments in a .doc file instead of a .docx file so that he can open them on his home computer.

The next meeting will be on February 11, 2008.

There being no further business, Steve Zeigler made a motion to adjourn the meeting. Mike Buchanan seconded the motion and it passed unanimously at 8:10 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission