

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
February 11, 2019**

START TIME: 7:00 p.m.

END TIME:

MEMBERS PRESENT:

Larry Claycomb
Michael Buchanan
Steve Zeigler
Jim Dries
Randy Waggoner
Tracy Gleim

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Jim O'Connell

AGENDA:

- 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 May 9, 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:

MEETING MINUTES

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

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APPROVE PAST MINUTES

Michael Buchanan made a motion to approve the minutes from January 14, 2019, as amended. Randy Waggoner seconded the motion and it passed unanimously.

PUBLIC COMMENT:

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

**TPF 18-6 FINAL MAJOR LAND DEVELOPMENT PLAN
PROPOSED NORTHPOINT WAREHOUSE
AT 1700 HARRISBURG PIKE
(BOS action deadline May 9, 2019)**

Terri Delo with BL Company was in attendance to represent the plan. She called Christian Evangelistic, also of BL Companies, so that he could participate in the meeting and answer questions. The plan has been updated and resubmitted to Bud Grove, Township Engineer along with a new waiver request letter. Some adjustments have been made to the width of the access road, along with the depth of the pavement. There was discussion about snow removal on the secondary access to the property and the applicant stated that this would be addressed in the access agreement with the partner. They have increased the turning radius at the entrance to route 11. They have received a comment letter from Bud Grove, Township Engineer. All comments have been addressed to his satisfaction. Jim Dries pointed out that there are not any "No idling" signs on the plans. He also brought up the issue of refrigeration and, if there are plans to refrigerate any space, there are township rules about this. Mark D. Carpenter, Township Zoning Officer, explained that a background noise study would need to be done to establish the baseline level. Also, electrical hookups need to be supplied to reduce idling of main engines and pony motors of the trucks. A note needs to be added to the plan regarding this. Jim Dries also pointed out that there is a potential sinkhole on the property near a pressurized water line. Larry Claycomb had a question about the waiver regarding removal of existing trees. Where are the trees in question? Ms. Delo showed where the trees are on the plan that they intend to remove and why. Other questions were asked and answered.

Randy Waggoner made the following motion.

"I move we recommend approval of the 11 waivers for TPF 18-6 titled Final Major Land Development Plan Proposed Northpoint Warehouse at 1700 Harrisburg Pike dated July 23, 2018, and revised January 18, 2019.

This was seconded by Jim Dries and passed unanimously.

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Randy Waggoner made the following motion.

"I move we recommend approval of TPF 18-6 titled Final Major Land Development Plan Proposed Northpoint Warehouse at 1700 Harrisburg Pike dated July 23, 2018, and revised January 18, 2019, with the following conditions.

1. That the comments of the Cumberland County Planning review #18-103 dated 8/6/2018 be met.
2. That the comments of Bud Grove, Township Engineer, in his letter to Larry Claycomb dated 2/6/2019 be met.
3. Add "No idling" signs to the plan.
4. That a note be placed on the plan stating that if refrigeration is considered at the warehouse facility, the applicant will comply with Zoning Ordinance sections 14.61.J. requiring electrical hookups to reduce idling of refrigerated trucks and 14.61.K. requiring noise controls for refrigerated facilities.
5. Approval be obtained from the Board of Supervisors for 25-foot lights.

This was seconded by Jim Dries and passed unanimously.

The Township Board of Supervisors will consider this plan on February 22, 2019 at their workshop meeting.

**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)**

Bryan Clement with H. F. Lenz was in attendance to represent the plan. He briefly reviewed the purpose of the plan in order to refresh the Planning Commission members' memories. Bud Grove, Township Engineer, sent a letter February 7, 2019, with five comments which Brian was prepared to review with the Planning Commission members.

Questions were asked and answered and clarifications were made. Jim Dries pointed out that "No idling" signs need to be added to the plan. He also pointed out that the refrigeration issue needs to be addressed here also. Mark D. Carpenter, Township Zoning Officer, pointed out that he does not think that this applies to the industrial general zoning and only applies to the commercial highway. Mr. Carpenter will check into the zoning ordinance and make sure. They have received comments from LeTort Regional Authority which they have addressed. They will be back on February 25th if there are new comments ready from Bud Grove, Township Engineer.

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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.

Mark D. Carpenter, Township Zoning Officer requested that this item be tabled at this time. Tracy Gleim made a motion to table this item and it was seconded by Randy Waggoner and passed unanimously.

OTHER BUSINESS:

Jim Dries reviewed the Environmental Impact Analysis for a recent project. Based on that review, he feels that the Planning Commission should review the Environmental Impact Assessment Report requirements in the Subdivision and Land Development Ordinance. Currently it is not clear if issues such as the impact of available housing, air quality, where the work force will come from, etc. are specifically detailed in Section 718. He will start looking at the Ordinance in this regard.

Michael Buchanan stated that he and Jim Dries have been looking at the proposed new comprehensive plan. He has found some materials that will be helpful in planning for this activity which he will supply to the Planning Commission members. Larry Claycomb asked to have the comprehensive plan on the agenda for each meeting. There was discussion about a survey and how it can be done.

Mark D. Carpenter, Township Zoning Officer, reported that the Popeye and Burger King development is continuing to apply to PennDOT for a driveway permit. Jack Williams is in the works. The Moose Lodge project is not going forward due to their membership voting it down.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Randy Waggoner seconded the motion and it passed unanimously at 8:33 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission