

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 23, 2009**

START TIME: 7:00 p.m.

END TIME: 8:25 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Steve Zeigler
Tracy Gleim

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Bud Grove, Township Engineer
Tracey Gillespie
Rick Gines

AGENDA:

1. APPROVE PAST MINUTES OF FEBRUARY 9, 2009
2. PUBLIC COMMENT
3. TPF 09-1 DONALD S. VAUGHN, JR. & LOUISE M. VAUGHN
PRELIMINARY/FINAL SUBDIVISION PLAN
(BOS action deadline May 9, 2009)
4. TPF 09-2 PROPOSED ZONING ORDINANCE AMENDMENT S
ARTICLE III, SECTIONS 3.04, 3.05 AND 3.06 AND
ART XIII FLOODPLAIN CONSERVATION DISTRICTS
(BOS Public Hearing scheduled for March 4, 2009)
5. TPF 09-3 HERITAGE BUSINESS CENTER
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
(BOS action deadline May 9, 2009)
6. TPF 09-4 STEVE T. ZEIGLER AND JACKIE M. ZEIGLER
PRELIMINARY/FINAL SUBDIVISION PLAN
(BOS action deadline May 9, 2009)

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7. OTHER BUSINESS:

**DISCUSSION ON POSSIBLE ZONING ORDINANCE AMENDMENTS FOR
REGULATION OF WIND ENERGY FACILITIES**

TPF 08-20 PROPOSED ZONING ORDINANCE AMENDMENT
PER PENNSYLVANIA ACT 24 OF 2008
APPALACHIAN TRAIL PROTECTION & MAINTENANCE
(BOS action deadline August 11, 2009)

MEETING MINUTES

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

APPROVE PAST MINUTES OF FEBRUARY 9, 2009.

Mike Buchanan made a motion to approve the minutes of the February 9, 2009, meeting with no changes. The motion was seconded by Steve Zeigler and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 09-3 HERITAGE BUSINESS CENTER
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN**

Steve Rose of Rose Metals, owner, and John Madden of Madden Engineering were present to explain the plan. Jeff Kelly reviewed the comments from the County based on the most recent amendments to the Subdivision and Land Development Ordinance. Questions were asked and answered. Keith Brenneman had no further comments. Mark Carpenter commented on the parking requirements and that they need to be marked on the plan. Mr. Carpenter also relayed comments from Rory Morrison of the Municipal Authority. Bud Grove had submitted comments to the applicant. John Madden had a question regarding Mr. Grove's comment #12. Mr. Carpenter suggested that they speak to Mr. Grove about their question.

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**TPF 09-1 DONALD S. VAUGHN, JR. & LOUISE M. VAUGHN
PRELIMINARY/FINAL SUBDIVISION PLAN**

The applicants had not received comments from Bud Grove, so they did not feel that they needed to attend tonight's meeting. Mike Buchanan had a question as to the location of a bridge, whether it was on the Appalachian Trail or not. Mr. Carpenter pointed out that the Trail is not on the property at all; although, there is a protective easement. Mr. Claycomb distributed his comments to the members. Mr. Carpenter will email them to the applicant. Mr. Carpenter also reviewed his comments for the Commission. He will also send these on to the applicant. It was also noted that the owner listed on the plan should be Louise M. Vaughn only, since Mr. Vaughn has passed away.

**TPF 09-4 STEVE T. ZEIGLER AND JACKIE M. ZEIGLER
PRELIMINARY/FINAL SUBDIVISION PLAN**

Steve Zeigler was in attendance to represent the plan. He also recused himself from voting on this plan. Jeff Kelly reviewed the comments from the County. Bud Grove's comments were also reviewed. Mr. Zeigler will make the changes to the plan and the Commission will reconsider the plan at the next meeting.

**TPF 09-2 PROPOSED ZONING ORDINANCE AMENDMENT S
ARTICLE III, SECTIONS 3.04, 3.05 AND 3.06 AND
ART XIII FLOODPLAIN CONSERVATION DISTRICTS**

Per Keith Brenneman, FEMA and DCED are requiring changes to all the flood plain ordinances in Cumberland County. He had prepared the ordinance and sent it to the State and they changed a date. The Commission needs to review the ordinance and send it on to the Board of Supervisors.

Rod Groff made the following motion:

I move that the Planning Commission recommend to the Board of Supervisors that they pass the ordinance amending Section 3.04, 3.05 and 3.06 of the Township Zoning Ordinance pertaining to floodplain districts.

The motion was seconded by Steve Zeigler and passed unanimously.

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**DISCUSSION ON POSSIBLE ZONING ORDINANCE AMENDMENTS FOR
REGULATION OF WIND ENERGY FACILITIES**

Mike Buchanan suggested that the Commission work up an ordinance to regulate home and farm use for wind energy facilities. Steve Zeigler asked if this was necessary. The ordinance that exists regulates zoning areas that do not exist. Rod Groff felt that we should take a look at the issue. Tracy Gleim stated that since we were told that the wind didn't blow here, he has been so busy fixing wind damage, he has not been able to consider this issue much. He agrees that the Commission should look at the issue. Mr. Carpenter will send out the South Middleton, Hampton and Tri-County ordinances to all the members.

**TPF 08-20 PROPOSED ZONING ORDINANCE AMENDMENT
PER PENNSYLVANIA ACT 24 OF 2008
APPALACHIAN TRAIL PROTECTION & MAINTENANCE**

There are some regional forums coming up about the Appalachian Trail Act. Mr. Carpenter encouraged the members to attend. There was lively discussion regarding the actual boundaries of the Trail versus the Trail itself. Mr. Carpenter will work to identify the areas that are not already covered by the Conservation Design Ordinance in this regard.

OTHER BUSINESS:

There was no further business.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Mike Buchanan and passed unanimously at 8:25 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission