

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 25, 2008**

START TIME: 7:00 p.m.

END TIME: 8:37 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rick Gines
Rod Groff
Tracy Gleim
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:

Steve Zeigler

AGENDA:

1. APPROVE PAST MINUTES OF FEBRUARY 11, 2008
2. PUBLIC COMMENT
3. (TPF 07-10) PROPOSED ZONING ORDINANCE AMENDMENT
OUTDOOR LIGHTING REGULATIONS
4. (TPF 08-1) CHR CORP – PROPOSED RUTTER’S FARM STORE #64
PRELIMINARY FINAL SUBDIVISION AND
LAND DEVELOPMENT PLAN
(BOS action deadline April 2, 2008)
5. (TPF 08-2) CAMPING WORLD
DEP SEWAGE FACILITIES PLANNING MODULE
6. (TPF 08-3) PROPOSED ZONING ORDINANCE AMENDMENT
PERTAINING TO SIGN REGULATIONS
SERVICE STATION CHANGEABLE FUEL PRICE SIGNS
7. (TPF 08-4) SPORTS EMPORIUM
PRELIMINARY FINAL SUBDIVISION PLAN
(BOS action deadline May 7, 2008)

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8. (TPF 08-5) CAMPING WORLD
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(BOS action deadline May 7, 2008)
9. OTHER BUSINESS

MEETING MINUTES

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

APPROVE PAST MINUTES OF FEBRUARY 11, 2008.

Mike Buchanan made a motion to approve the minutes of the February 11, 2008, meeting as amended. The motion was seconded by Tracy Gleim and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

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

Neal Metzger with LSC Design was in attendance to represent the plan. Tim Rutter was present also. They have submitted revised plans based on the comments received from Cumberland County and the Middlesex Township Engineer, Bud Grove. Bud Grove gave a brief overview of his comments. He wishes to meet with Mr. Metzger on Wednesday at 1:30 in his office to review the outstanding matters. He feels the plan can be cleaned up easily. He recommend that the Planning Commission move it on. Bud is aware of four waivers, one of which is subsurface infiltration. He feels that this is appropriate. Other waivers are to waive the installation of curbing, and sidewalks. He recommends that the hydrologic calculations be made using the rational method and that the storm water runoff be allowed to infiltrate. They also are requesting a waiver of the preliminary plan. This makes a total of five waivers. The photometric plan does not appear to meet the ordinance. He feels that there are places where the light exceeds two foot candles at three feet above the ground. They thought that the minimum was two foot candles. Bud pointed out that two foot candles is the maximum. There was discussion regarding the driveway widths and that they meet the minimum and maximum requirements of the State and the Middlesex Township Zoning Hearing Board. Mark Carpenter pointed out that the Giant headquarters has gone to a beveled truck curb and asked if they would consider using them. They have found that they do not work well and actually may be a hazard.

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Jeff Kelly of Cumberland County Planning had submitted comments in January. He asked about the right-in and right-out lanes and how that will be made clear. They will have no-left-turn signs in the appropriate places. A parking schedule has been added to the plan. They have added notes to the plan regarding the number of trees required, etc. They have submitted the plan to the LeTort Regional Authority and have not received any comments yet. Keith Brenneman had a question about the traffic signal and explained that the township will require a maintenance agreement for that signal. Their attorney can prepare a draft based on the Onkaar Associates agreement which was done previously. Mark Carpenter had no comments. Larry Claycomb had some notes from January 19, 2008. These were discussed and clarified. No one else had any questions.

Mike Buchanan made the following motion:

Pursuant to Township Plan File #08-1, Proposed Rutter's Farm Store #64 Preliminary Final Subdivision and Land Development Plan last revised January 30, 2008, I move that we recommend approval of the Pennsylvania Department of Environmental Protection Sewage Facilities Planning Exemption Mailer.

Tracy Gleim seconded the motion which was passed unanimously.

Mike Buchanan presented the following motion:

Pursuant to Township Plan File #08-1, Proposed Rutter's Farm Store #64 Preliminary Final Subdivision and Land Development Plan, last revised January 30, 2008, I move that we recommend granting the five waivers requested with the following recommended conditions:

1. That a written request be submitted to the township for all waivers with justification for each waiver requested per Township SLDO Section 1402.
2. That all requested waivers be listed on the cover sheet of the plan set.
3. That a waiver for subsurface infiltration be requested.
4. That a waiver for using the rational method for hydrologic calculations be requested.

This motion was seconded by Rod Groff and passed unanimously.

Mike Buchanan made the following motion:

I move that we recommend approval of Township Plan File #08-1, Proposed Rutter's Farm Store #64 Preliminary Final Subdivision and Land Development Plan, last revised January 30, 2008, with the following recommended conditions:

1. That the conditions listed in review comments of the Cumberland County Planning Commission in Review Report No. 08-025 dated January 23, 2008,

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- be met.
2. That the conditions listed in review comments of Township Engineer Bud Grove of Grove Associates in their memo dated January 25, 2008, be met.
 3. That the conditions listed in the review comments of Township Planning Commission member, Larry Claycomb, in report dated January 19, 2008, be met.
 4. That an agreement with the Township be established for modification and maintenance of the traffic signal on Route 11 to replace the existing agreement.
 5. Subject to receiving comments of the LeTort Regional Authority.

The motion was seconded by Tracy Gleim and passed unanimously

**(TPF 08-2) CAMPING WORLD
DEP SEWAGE FACILITIES PLANNING MODULE**

A motion was presented by Mike Buchanan:

Pursuant to Township Plan File #08-5, Camping World Final Subdivision and Land Development Plan, I move that we recommend approval of the Pennsylvania Department of Environmental Protection Sewage Facilities Planning Exemption Mailer.

Rod Groff seconded the motion, which passed unanimously.

**(TPF 08-4) SPORTS EMPORIUM
PRELIMINARY FINAL SUBDIVISION PLAN**

No one was present to represent this plan so a motion was made by Tracy Gleim to table this item. Rod Groff seconded the motion and it passed unanimously.

**(TPF 08-5) CAMPING WORLD
PRELIMINARY FINAL LAND DEVELOPMENT PLAN**

No one was present to represent this plan so a motion was made by Rod Groff to table this item. Tracy Gleim seconded the motion and it passed unanimously.

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

Bud Grove has nothing to add at this time. Mike Buchanan had a suggestion that the Commission break it into 2 pieces, one for the Zoning Ordinance and one for the Subdivision Land Development Ordinance. The PA Outdoor Lighting Council suggests that this type of ordinance be split and they have examples on their web site. Mr. Buchanan is willing to make the changes and send them to Bud Grove and Keith

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Brenneman. Larry Claycomb suggested that any reference to light levels not be in the Zoning Ordinance but be put in the SLDO since there is more flexibility there. He also suggested that the standards of the IESNA be used.

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

Mike Buchanan reviewed the most recent changes to the draft. He added that it would be added to the sign ordinance under a type of free-standing sign. He feels that it is ready to send to Keith Brenneman. Mark Carpenter had a couple of thoughts. What is a gasoline station? Service stations are defined in the ordinance. Gasoline station is not. Tracy Gleim stated that the word fuel should be used rather than gasoline. Under changeable signs, his concern is drive-through menu signs. The consensus was to not do anything about that issue at this time. Mike Buchanan will send it on to Keith Brenneman.

OTHER BUSINESS:

Mike Buchanan had a question for Keith Brenneman about billboards. There has been a court case in PA ruling that we can not require that a land development plan be approved for billboards. Mr. Brenneman does not feel that it will have any effect on our ordinance. Larry Claycomb asked if we would like to amend the ordinance to reflect the court action, and all agreed.

There being no further business, Tracy Gleim made a motion to adjourn. This was seconded by Tracey Gillespie and passed unanimously at 8:37 p.m.

Next meeting is March 10, 2008.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission