

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
February 27, 2017**

START TIME: 7:00 p.m.

END TIME: 8:13 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracy Gleim
Jim Dries
Randy Waggoner

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Jim O'Connell
Steve Zeigler

AGENDA:

APPROVE PAST MINUTES OF FEBRUARY 13, 2017

PUBLIC COMMENT

TPF 17-5 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN OF COMMERCIAL
LOT #163 FOR KEYSTONE ARMS (BOS action deadline May 3, 2017)

TPF 16-8 DRAFT MIDDLESEX TOWNSHIP SUBDIVISION & LAND
DEVELOPMENT ORDINANCE – REVIEW AND PROVIDE COMMENTS
ON TO TOWNSHIP ENGINEER FOR FUTURE CONSIDERATION BY
BOARD OF SUPERVISORS

OTHER BUSINESS

MEETING MINUTES

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

APPROVE PAST MINUTES OF FEBRUARY 13, 2017.

Jim Dries made a motion to approve the minutes of the February 13, 2017, meeting as amended. The motion was seconded by Randy Waggoner and passed unanimously.

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PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

TPF 17-5 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN OF COMMERCIAL LOT #163 FOR KEYSTONE ARMS (BOS action deadline May 3, 2017)

Eric Brinser of Rettew Associates was in attendance to represent the plan. He distributed a document to the Planning Commission members addressing the comments from the Cumberland County Planning Department and reviewed them with the Commission Members. They also expect to comply with most of Mr. Grove's comments without any problems. They will be asking for a waiver for street trees along Route 11. They will be shifting the locations of those trees to comply with sight distance requirements. Jeff Kelly, Cumberland County Planning Commission, asked about North Middleton Township's involvement; and, Mark Carpenter, Township Zoning Officer, supplied him with a copy of their waiving of review in this matter. Mark Carpenter, Township Zoning Officer, reported that the LeTort Regional Authority will have no comments and will supply a letter as such. Questions were asked and answered.

Michael Buchanan made the following motion.

"I move that we recommend approval of the seven waivers requested on TPF 17-5, Preliminary/Final Land Development Plan, Commercial Lot #163 for Keystone Arms."

This was seconded by Randy Waggoner and passed unanimously.

Michael Buchanan made the following motion.

"I move that we recommend approval of TPF 17-5, Preliminary/Final Land Development Plan, Commercial Lot #163 for Keystone Arms dated January 30, 2017, with the following conditions.

1. That the comments listed in the letter from Bud Grove, Township Engineer, to Larry Claycomb, dated February 6, 2017, be met.
2. That the comments of the Cumberland County Planning Department Review Report dated February 10, 2017, be met.
3. That the comments of the Cumberland County Conservation District e-mail dated February 27, 2017, be met.
4. That a note be put on the plan indicating that there will be no oil changes, painting or other operations on the site that might allow hazardous materials to spill or be released into the environment.
5. That the statement required by the Storm Water Ordinance, 06-2011, Section 303.K.5, be added to the Plan notes."

This was seconded by Randy Waggoner and passed unanimously.

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Bud Grove, Township Engineer, has provided a copy of the updated ordinance. Comments from Keith Brenneman, Township Solicitor, have not yet been provided. Michael Buchanan and Jim Dries had comments on the revised ordinance. Several were about terminology used in different parts of the ordinance but meaning the same or different things specifically. These were brought out and discussed and decisions were made to consolidate these items. Much additional ambiguous language was discussed, defined, and clarified. Mr. Grove will incorporate the changes and resubmit to the Planning Commission. Mr. Carpenter will ask Keith Brenneman, Township Solicitor, to look it over prior to submission to the Board of Supervisors.

OTHER BUSINESS:

Mark Carpenter, Township Zoning Officer, mentioned that he has received two new plans and will distribute copies to the Planning Commission members after the meeting.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Randy Waggoner and passed unanimously at 8:13 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission