

MIDDLESEX TOWNSHIP PLANNING COMMISSION
February 28, 2022

START TIME: 7:00 p.m.

END TIME: 8:39 p.m.

MEMBERS PRESENT:

Larry Claycomb
Tracy Gleim
Tom Ryan
Wes Beard
Jim O'Connell
Steve Zeigler

STAFF PRESENT:

Margie Flatley-Carpenter, Secretary
Mark D. Carpenter, Zoning Officer
Bud Grove, Township Engineer
Elizabeth Grant, Cumberland County Planning

MEMBERS & STAFF ABSENT:

Michael Buchanan

AGENDA:

DISCUSSION AND POSSIBLE ACTION ON PAST MINUTES OF FEBRUARY 14, 2022

PUBLIC COMMENT

TPF 21-25 DISCUSSION AND POSSIBLE ACTION - REVIEW OF
CHARTER HOMES DEVELOPMENT PROPERTIES XX, INC.
APPLICATION FOR COMPREHENSIVE PLAN AND ZONING
ORDINANCE AMENDMENTS ON ABOUT 214 ACRES OF PROPERTY
LOCATED ALONG W. TRINDLE ROAD AND ARMY HERITAGE DRIVE

TPF 22-1 FINAL MAJOR SUBDIVISION PLAN FOR
CUMBERLAND PRESERVE PHASE I
(BOS action deadline May 4, 2022)

MEETING MINUTES:

**DISCUSSION AND POSSIBLE ACTION ON PAST MINUTES OF FEBRUARY 14,
2022**

Tom Ryan made a motion to accept the minutes of the January 24, 2022, meeting as submitted. This was seconded by Steve Zeigler and passed unanimously.

PUBLIC COMMENT

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Mr. Claycomb asked if there was any public comment and Steve Rose was in attendance. He owns property adjoining this project. He suggested that there was an allowance for drive-through restaurants in the VC district. He is also feels that Charter Homes should connect to W. Trindle Road at the northern end of the new connector road to York Road.

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APPLICATION FOR COMPREHENSIVE PLAN AND ZONING
ORDINANCE AMENDMENTS ON ABOUT 214 ACRES OF PROPERTY
LOCATED ALONG W. TRINDLE ROAD AND ARMY HERITAGE DRIVE**

Chris Knarr of McNees, Wallace & Nurick was in attendance to represent the plan. Her reviewed the timeline of their submissions of their responses to the comments provided. They have also met with staff to work out details. He provided a supplement to the draft to the members and reviewed the items with the Planning Commission. Questions were asked and answered.

Elizabeth Grant had a comment about the 20-year-old comprehensive plan and the possible need to reevaluate the comprehensive plan and the zoning ordinance.

Larry Claycomb expressed his opposition to the amendments. Tracy Gleim stated that he is sad to see any farm developed. But apparently, we need the housing, and he is in favor of the amendments because of the location and the area being the transportation hub of the east coast.

Tom Ryan made the following motion.

"I move that we recommend approval of the resolution as proposed in TPF 21-25, Charter Homes Development Properties XX, Inc., to amend the Township Comprehensive Plan Future Land Use Map to reclassify approximately 214 acres along W. Trindle Road and Army Heritage Drive from Agricultural Residential to Mixed Use Commercial Residential."

This was seconded by Tracy Gleim. Motion carried with 5 in favor and 1 opposed, Larry Claycomb.

Tom Ryan made the following motion.

"I move we recommend approval of the zoning map change proposed in TPF 21-25, Charter Homes Development Properties XX, Inc., to reclassify approximately 214 acres along W. Trindle Road and Army Heritage Drive from Agricultural Residential to Village Center."

This was seconded by Jim O'Connell. Motion carried with 5 in favor and 1 opposed, Larry Claycomb.

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Tom Ryan made the following motion.

"I move that we recommend approval of the Zoning Ordinance Amendment proposed in TPF 21-25 Charter Homes Development Properties XX, Inc., with the following conditions.

1. That the conditions in Bud Grove's memorandum to Larry Claycomb dated 2/14/2022 be met.
2. That the conditions in Mark Carpenter's memorandum to the Planning Commission dated 2/28/2022 be met.
3. That the conditions in Larry Claycomb's memorandum to the Planning Commission dated 1/10/2022 be met.
4. That if any of the above conditions result in significant revisions to the ordinance amendment (as judged by Mark Carpenter and/or Bud Grove) that the ordinance be returned to the Planning Commission for further review."

This was seconded by Steve Zeigler. Motion carried with 5 in favor and 1 opposed, Larry Claycomb.

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Doug Gosik from Williams Site Civil was in attendance to represent the plan. They have received comments from the County, and from Bud Grove, and from the LeTort Regional Authority. He expressed frustration with the LeTort Authority as they did not respond to their submissions until after the Final Plan submission. They have received their NPDES permit and have begun installing utilities on the site.

Bud Grove will meet with Doug Gosik to go over his comments.

Elizabeth Grant reviewed the comments from the County.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. This was seconded by Wes Beard and passed unanimously at 8:39 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission