

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
March 12, 2012**

START TIME: 7:00 p.m.

END TIME: 8:29 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Steve Zeigler
Tracy Gleim
Jim Dries
Victor Stabile

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Bud Grove, Township Engineer

MEMBERS & STAFF ABSENT:

AGENDA:

APPROVE PAST MINUTES OF JANUARY 23, 2012

PUBLIC COMMENT

TPF 12-01 CARLISLE SPORTS EMPORIUM INC – LOT CONSOLIDATIONS
PRELIMINARY FINAL SUBDIVISION PLAN
(Last BOS prior to end of 90 day review period April 7, 2012)

TPF 12-02 QUALITY INN – LOT ADDITIONS
PRELIMINARY FINAL SUBDIVISION PLAN
(Last BOS prior to end of 90 day review period April 7, 2012)

TPF 12-03 CAMPING WORLD
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day review period April 7, 2012)

TPF 12-04 QUALITY INN
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day review period April 7, 2012)

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TPF 12-05 CARLISLE SPORTS EMPORIUM INC
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day review period April 7, 2012)

TPF 12-07 LOVE'S TRAVEL STOP EXPANSION
FINAL MINOR LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day review period June 6, 2012)

OTHER BUSINESS

MEETING MINUTES

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

APPROVE PAST MINUTES

Michael Buchanan made a motion to approve the minutes from January 23, 2011, as amended. Steve Zeigler seconded the motion and it passed, 6 yes, and 1 abstain (Mr. Stabile due to him not being present at the previous meeting).

PUBLIC COMMENT:

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

**TPF 12-07 LOVE'S TRAVEL STOP EXPANSION
FINAL MINOR LAND DEVELOPMENT PLAN**

Mark Matthews, Facilities Maintenance Project Manager of Love's Travel Stops & Country Stores, and John "Trey" Savoie, PE, of Resource Consulting Civil Engineers, was in attendance to explain the project. They wish to establish a tire care facility at their current location. The Zoning Hearing Board has approved the use as a special exception and the applicants are submitting the land development plan to this end. They will not be towing any trucks onto the property, as they have a truck to provide roadside service if needed. They are establishing this service at their facilities nationwide. It is a metal building which will be approximately 1200 square feet. Many questions were asked regarding storm water flow and whether there would be any hazardous materials used.

Bud Grove asked about the parking spaces that will be eliminated by this project and whether these will be needed to meet the ordinance. This information will need to be

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shown on the plan. Mark Carpenter, Township Zoning Officer, pointed out the County's comments and stated that he had no further comments. Concern was expressed about the lighting and storm water management. Mr. Carpenter and Mr. Claycomb explained the process of plan review to the applicants. Mr. Grove will send his comments to Mr. Carpenter and Mr. Carpenter will send them out to the applicant and let them know whether they should be at the next meeting.

**TPF 12-01 CARLISLE SPORTS EMPORIUM INC – LOT CONSOLIDATIONS
PRELIMINARY FINAL SUBDIVISION PLAN**

**TPF 12-02 QUALITY INN – LOT ADDITIONS
PRELIMINARY FINAL SUBDIVISION PLAN**

Brian Fischbach, PE, was in attendance to represent the plans. Last week he submitted revised plans for 12-01 and 12-02 which summarizes the changes in the tracts involved. The title is being changed to FINAL MINOR LOT ADDITION AND CONSOLIDATION PLAN.

**TPF 12-03 CAMPING WORLD
PRELIMINARY FINAL LAND DEVELOPMENT PLAN**

There was extensive discussion about the conditions that were attached to the Zoning Hearing Board decision from 2008 that will still need to be addressed on the plans. They modified some of the parking stalls to improve the amount of grassy areas. There was some clarification regarding how the lots will be deeded.

**TPF 12-04 QUALITY INN
PRELIMINARY FINAL LAND DEVELOPMENT PLAN**

The comments that were raised regarding the plan for the Quality Inn have been addressed and the plan has been modified. More discussion took place regarding storm water flow management and quality issues.

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**TPF 12-05 CARLISLE SPORTS EMPORIUM INC
PRELIMINARY FINAL LAND DEVELOPMENT PLAN**

Mr. Fischbach hopes to submit a revised 12-05 next week. Jim Dries brought up that the Quality Inn site needs some maintenance. There are trash and beer 6-packs around and palates next to the dumpsters. Mark Carpenter, Township Zoning Officer, stated that he will speak to the owner about this issue. Bud Grove will review the plans and prepare his comments. If all of the issues cannot be settled on time, the applicant will grant an extension.

OTHER BUSINESS:

Mark Carpenter, Township Zoning Officer, announced that Victor Stabile is a new member of the Planning Commission.

Michael Buchanan brought up the Marcellus Shale law and suggested that the Planning Commission consider issues that may be related to a possible pipeline. He will scan the article from the Patriot News and send it out to the members.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Steve Zeigler seconded the motion and it passed unanimously at 8:29 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission