

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
March 13, 2017**

START TIME: 7:00 p.m.

END TIME: 9:09 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Jim Dries
Steve Zeigler
Randy Waggoner

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Tracy Gleim
Jim O'Connell

AGENDA:

APPROVE PAST MINUTES OF FEBRUARY 27, 2017

PUBLIC COMMENT

TPF 17-2 FINAL MAJOR LAND DEVELOPMENT PLAN
 BEN SOUDER'S LAWN CARE & LANDSCAPING LLC
 (BOS action deadline June 7, 2017)

TPF 17-3 FINAL MINOR SUBDIVISION PLAN
 92 HOOVER ROAD
 (BOS action deadline June 7, 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.

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APPROVE PAST MINUTES OF FEBRUARY 27, 2017.

Randy Waggoner made a motion to approve the minutes of the February 27, 2017, meeting as amended. The motion was seconded by Michael Buchanan and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and Randy Waggoner commended Michael Buchanan and Jim Dries on coordinating the comments for Bud Grove, Township Engineer, for the new revised Subdivision Land Development Ordinance.

**TPF 17-2 FINAL MAJOR LAND DEVELOPMENT PLAN
BEN SOUDER'S LAWN CARE & LANDSCAPING LLC
(BOS action deadline June 7, 2017)**

Doug Brehm was in attendance to represent the plan. Ben Souder's Lawn care and Landscaping, LLC, has been in existence in the township for many years. Mr. Souder wishes to build a pole barn to house his equipment, as he has run out of storage space. There are waivers which are being requested, which Mr. Brehm reviewed. Questions were asked and answered. The plan will be reviewed by Bud Grove, Township Engineer, and he will provide comments.

**TPF 17-3 FINAL MINOR SUBDIVISION PLAN
92 HOOVER ROAD
(BOS action deadline June 7, 2017)**

Doug Brehm was in attendance to represent this plan also. Steve and Logan Sheely were also in attendance. They bought a piece of land from a neighbor, which was supposed to be consolidated into their lot, but this was never done. Apparently, the piece that was purchased was supposed to be a non-building lot and was so designated on the deed. Mr. Brehm presents a plan to subdivide the lot into two lots since the landowner has identified a suitable on-lot sewage system site on the property. There was a lot of discussion about whether the lots were consolidated or not or if they need to be consolidated and subdivided. There was also a lengthy explanation by Mark Carpenter, Township Zoning Officer, of the on-lot sewage system maintenance program in place in Middlesex Township in order to clarify the issue for the Planning Commission members. Questions were asked and answered.

Dr. Stanley and Mrs. Tarka were in attendance at the meeting, represented by Ron Lucas of Stevens and Lee. Mr. Lucas added that the added area was to be a non-building lot only. It was only to be a land addition. He reviewed the history of this process with the Planning Commission. The Tarkas are very concerned about the spring on their property which is their only source of water. Mr. Lucas presented Mr.

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Tim Higgins, PG, and Senior Hydrogeologist of David Miller Associates of Lancaster who presented his report to the Planning Commission members. He explained the process of testing for the nitrate level in the ground water to determine how much acreage is needed for the septic system. He also explained the limestone formations in the immediate area and how they affect the wells which are drilled and the direction of groundwater flow and drainage fields. Questions were asked of Mr. Higgins, which he answered. He feels that based on the hydrology studies, a larger lot size would be required. They want this report to be included in the information submitted to DEP. A few questions were asked of Mr. Lucas. He reviewed a few more insufficiencies in the application by the Sheelys and his and the Tarkas' opinion that this application should be denied.

Their claim is that an on-lot sewage system should not be allowed on Lot A.

This will go to the County and Bud Grove, Township Engineer, for further review. Mr. Lucas will provide a summary of his points to the Planning Commission.

**TPF 16-8 DRAFT MIDDLESEX TOWNSHIP SUBDIVISION & LAND
DEVELOPMENT ORDINANCE – REVIEW AND PROVIDE COMMENTS
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Bud Grove, Township Engineer, stated that he is waiting for comments from Keith Brenneman, Township Solicitor. Mr. Brenneman is working on it.

OTHER BUSINESS:

Jim Dries asked about the medical marijuana issue that had been passed to the Board of Supervisors and Mark Carpenter, Township Zoning Officer, reported that the Board of Supervisors had taken the Planning Commission's recommendations in a positive way. They will re-advertise the ordinance with the recommendations incorporated.

There being no further business, Michael Buchanan made a motion to adjourn the meeting. The motion was seconded by Randy Waggoner and passed unanimously at 9:09 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission