

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
MARCH 13, 2023**

START TIME: 7:00 p.m.

END TIME: 8:38 p.m.

MEMBERS PRESENT:

Robynn Eppley
Tracy Gleim
Wes Beard
Tom Ryan
Larry Claycomb
Jim O'Connell

STAFF PRESENT:

Margie Flatley-Carpenter, Secretary
Mark D. Carpenter, Zoning Officer

MEMBERS & STAFF ABSENT:

Steve Zeigler

AGENDA:

Discussion and Possible Action on past minutes of February 27, 2023

Public Comment

TPF 22-18 Discussion and Possible Action on
Middlesex Township Zoning Ordinance Rewrite and Official Map Project

TPF 23-4 Discussion and Possible Action on
Preliminary Land Development Plan for UGI Carlisle LNG Project
(BOS action deadline June 7, 2023)

Township Staff Informational Comments

MEETING MINUTES

PUBLIC COMMENT

Larry Claycomb asked if there was any public comment and there was none at this time.

**DISCUSSION AND POSSIBLE ACTION ON PAST MINUTES OF
FEBRUARY 27, 2023**

Wes Beard made a motion to accept the minutes of the February 27, 2023, meeting as submitted. This was seconded by Robynn Eppley and passed unanimously.

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**TPF 23-4 Discussion and Possible Action on
Preliminary Land Development Plan for UGI Carlisle LNG Project
(BOS action deadline June 7, 2023)**

The Planning Commission had previously looked at this for the Zoning Hearing Board and they have allowed the variance for the height. John Pisula of Dawood Engineering was in attendance to represent the plan. He explained the layout of the plan. There will be a 4 million gallon LNG tank and several outbuildings. Pam Wiwel of 120 Darr Ave, North Middleton Township was also in attendance and she asked several questions during his presentation. Initial filling will be 10 trucks a day for several months. Then there will be just enough to top it off after it has to be used during an extraordinary usage period. The purpose of this facility is to supply natural gas to the area during times of heavy usage. They will have seven parking spaces for two employees. They will be on public water.

Bud Grove, Township Engineer, had several questions and comments which were discussed. One in particular is the lighting. Mr. Grove advised the applicant to review section 7.11c of the lighting ordinance to make sure that they comply with it. They will have security cameras in use, so they will need to satisfy the requirements of that. There were more questions asked and answered. Miss Wiwel asked several questions about the safety of this project. She listed nearby facilities such as the nursing home, AHEC, the 911 center, the War College and route 81 which might be adversely affected by an accident. She feels that it should not be built in that location and that there is a lot of farmland in the middle of nowhere that could be used. Keith Turney of UGI Utilities Services answered her questions.

They will return to the next meeting.

**TPF 22-18 Discussion and Possible Action on Middlesex Township Zoning
Ordinance Rewrite and Official Map Project**

At the last meeting, the Planning Commission discussed a possible recommendation that the Board of Supervisors to extend Zoning Ordinance Rewrite project to encourage redevelopment along the Miracle Mile highway corridor. There was further discussion about this.

Robynn Eppley made the following motion.

“I move we recommend that the Board of Supervisors consider increasing the scope of TPF-22-18, the Zoning Ordinance Rewrite Project, to include establishing standards in the Zoning Ordinance designed to encourage redevelopment and reuse of blighted or underutilized properties having either frontage on or direct access to the US Route 11 Miracle Mile highway corridor extending between the I-81 exit 562 interchange and the PA Turnpike exit 226 interchange.”

Tom Ryan seconded it and it passed unanimously.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
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Township Staff Informational Comments

There were none.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Robynn Eppley and passed unanimously at 8:38 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission