

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
March 14, 2016**

START TIME: 7:00 p.m.

END TIME: 7:58 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Jim Dries
Jim O'Connell
Tracy Gleim
Randy Waggoner

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Steve Zeigler

AGENDA:

APPROVE PAST MINUTES OF FEBRUARY 22, 2016

PUBLIC COMMENT

TPF 15-13 SHEETZ STORE – EMBERS DRIVE & SR 0011
REVISED FINAL MAJOR LAND DEVELOPMENT PLAN
(BOS action deadline April 6, 2016)

OTHER BUSINESS

MEETING MINUTES

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

APPROVE PAST MINUTES

Since TPF 15-13 has been revised since it was approved at the last meeting, the minutes will be footnoted to reflect the necessity to see the minutes from this meeting (March 14, 2016).

Randy Waggoner made a motion to approve the minutes from February 22, 2016, as amended. Jim Dries seconded the motion and it passed unanimously.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
March 14, 2016**

PUBLIC COMMENT:

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

**TPF 15-13 SHEETZ STORE – EMBERS DRIVE & SR 0011
REVISED FINAL MAJOR LAND DEVELOPMENT PLAN
(BOS action deadline April 6, 2016)**

Michael LaCesa, Director of Real Estate at Sheetz, Brent Brubaker, also of Sheetz, and Terri Delo of BL Companies were in attendance to represent the plan. Michael LaCesa and Terri Delo explained the changes that had to be made to the plan in response to PennDOT's disapproval of the right-in-only driveway from route 11 northbound into the proposed Sheetz Store. Questions were asked and answered.

Michael Buchanan made the following motion.

"Subsequent to the approvals at the February 22, 2016 meeting, PennDOT required changes that resulted in a major revision to the plan which was submitted on March 7, 2016. Accordingly, I move that we rescind the two motions passed at the February 22, 2016 Planning Commission meeting recommending approval of waivers and approval of plan TPF 15-13, titled Final Major Land Development Plan, Sheetz Store, dated December 23, 2015, and last revised February 19, 2016."

This was seconded by Randy Waggoner and passed unanimously.

Michael Buchanan made the following motion.

"I recommend approval of the five waivers requested on TPF 15-13, titled Final Major Land Development Plan, Sheetz Store, dated December 23, 2015, and last revised March 7, 2016."

This was seconded by Tracy Gleim and passed unanimously.

Michael Buchanan made the following motion.

"I move we recommend approval of TPF 15-13, titled Final Major Land Development Plan, Sheetz Store, dated December 23, 2015, and revised March 7, 2016, with the following conditions.

1. That the comments stated in Bud Grove's e-mail to Mark Carpenter dated March 14, 2016, be met.
2. That the comments in the Cumberland County Planning Commission review No. 16-005 dated January 5, 2016, be met.
3. That the comments stated in Bud Grove's letter to Larry Claycomb dated February 19, 2016, be met."

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
March 14, 2016**

This was seconded by Jim Dries and passed unanimously.

This will be on the agenda for the Board of Supervisors' meeting on Friday, March 18, 2016, at 7:30 a.m.

OTHER BUSINESS:

Michael Buchanan asked about the result of the Zoning Hearing Board meeting last week. Mark Carpenter, Township Zoning Officer, reported that the applicant was awarded the variance that was requested.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Randy Waggoner seconded the motion and it passed unanimously at 7:58 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission