

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MARCH 24, 2008**

START TIME: 7:00 p.m.

END TIME: 9:18 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Steve Zeigler
Tracy Gleim
Tracey Gillespie
Rick Gines

STAFF PRESENT:

Bud Grove, Township Engineer
Keith Brenneman, Township Solicitor
Jeff Kelly, Cumberland County Planning

MEMBERS & STAFF ABSENT:

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

AGENDA:

1. APPROVE PAST MINUTES OF FEBRUARY 25, 2008 AND MARCH 10, 2008
2. PUBLIC COMMENT
3. (TPF 07-10) PROPOSED ZONING ORDINANCE AMENDMENT
OUTDOOR LIGHTING REGULATIONS
4. (TPF 08-3) PROPOSED ZONING ORDINANCE AMENDMENT
PERTAINING TO SIGN REGULATIONS
5. (TPF 08-4) SPORTS EMPORIUM
PRELIMINARY FINAL SUBDIVISION PLAN
(BOS action deadline May 7, 2008)
6. (TPF 08-5) CAMPING WORLD
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(BOS action deadline May 7, 2008)
7. (TPF 08-7) ROADWAY – HARRISBURG BREAKBULK FACILITY
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(BOS action deadline June 7, 2008)
8. OTHER BUSINESS

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MEETING MINUTES

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

APPROVE PAST MINUTES OF FEBRUARY 25, 2008 AND MARCH 10, 2008.

Rod Groff made a motion to approve the minutes of the February 25, 2008, meeting as drafted. The motion was seconded by Mike Buchanan and passed unanimously.

Mike Buchanan made a motion to approve the minutes of the March 10, 2008, meeting as amended. The motion was seconded by Steve Zeigler and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**(TPF 08-4) SPORTS EMPORIUM
PRELIMINARY FINAL SUBDIVISION PLAN**

Chris Hoover of Hoover Engineering was present to explain the plan. They have added some sheets to the plan to clarify the subdivisions and lot consolidations of the properties involved. Mr. Hoover explained the changes to the Commission. They have made some changes which Bud Grove had suggested also. Bud Grove went over his comments. Jeff Kelly discussed the comments from Cumberland County. Keith Brennenman had a question about the continuity of the tracts and impervious coverage limitations. He wanted to make sure that there were restrictions placed on the lot on the south side of Route 81. Larry Claycomb had a question about the list of "deferrals" on the plan and it was decided that they should all be called waivers.

Rod Groff presented the following motion:

Pursuant to Township Plan File #08-4, Sports Emporium, Et. Al. Preliminary Final Subdivision Plan, as revised March 14, 2008, I move that we recommend granting the two waivers requested, along with the three items listed in the cover sheet deferral block included as waivers and adding a waiver of SLDO section 1203 f.(1)(c) for street trees. This motion was seconded by Tracy Gleim and passed unanimously.

Rod Groff made the following motion:

I move that we recommend approval of Township Plan File #08-4, Sports Emporium, Et. Al. Preliminary Final Subdivision Plan, as revised March 14, 2008, with the following conditions:

1. That conditions listed in review comments of Cumberland County Planning Commission in Review Report No. 08-043 dated February 15, 2008, be met.

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2. That the conditions listed in review comments of Township Engineer Bud Grove of Grove Associates, in memo dated March 24, 2008, be met.

The motion was seconded by Steve Zeigler and passed unanimously

**(TPF 08-7) ROADWAY – HARRISBURG BREAKBULK FACILITY
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(BOS action deadline June 7, 2008)**

Brian Fischbach of Fischbach Morgan & Associates, LLC presented the plan. Brian explained this plan is for expansion of the existing Roadway truck freight terminal. Bud Grove said he reviewed the stormwater report and the existing retention pond was designed to handle the proposed addition. There was discussion regarding the need of Roadway to enter into an agreement with the Township for maintenance of the traffic signal at Route 11 and Roadway Drive.

Mike Buchanan presented the following motion:

Pursuant to Township Plan File #08-7, Roadway – Harrisburg Breakbulk Facility, Inbound Dock Expansion Preliminary Final Land Development Plan, dated February 25, 2008, I move that we recommend granting the seven waivers requested.

The motion was seconded by Rod Groff and passed unanimously.

Mike Buchanan made the following motion:

I move that we recommend approval of Township Plan File #08-7, Roadway – Harrisburg Breakbulk Facility, Inbound Dock Expansion Preliminary Final Land Development Plan, dated February 25, 2008, with the following conditions:

1. That the conditions listed in review comments of the Cumberland County Planning Commission in Review Report No. 08-067 dated March 17, 2008, be met.
2. That the NPDES permit be approved for the project.
3. That the conditions listed in review comments of the Middlesex Township Municipal Authority, in report dated March 6, 2008, be met.
4. That the Board of Supervisors consider requiring that Roadway enter into an agreement with the Township for maintenance of the traffic signal at Route 11 and Roadway Drive.

The motion was seconded by Steve Zeigler and passed unanimously

Mike Buchanan made the following motion:

I move that we recommend signature of the PA DEP Sewage Facilities Planning Module for the project.

The motion was seconded by Rod Groff and passed unanimously

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**(TPF 08-5) CAMPING WORLD
PRELIMINARY FINAL LAND DEVELOPMENT PLAN**

Brian Fischbach of Fischbach Morgan & Associates, LLC and Claudia Ryan-Mosley of Oppidan, presented the plan. Brian explained the redesign of the entrance drive to satisfy Bud Grove's comments. Brian said they checked the width of cartway on South Middlesex Road and found it is adequate by the SLDO. Brian explained the justification for the requested waivers. After discussion, it was determined that the applicant should withdraw waiver numbers two, four and eight as shown on the cover sheet. Brian explained that an easement is needed on the Sunday property for the drainage exiting the Camping World site through a culvert under South Middlesex Road. Brian mentioned that their traffic study uses a mixture of 70% cars and 30% RV's accessing the Camping World driveway. Commission members agreed that if there was a substantial change to the plan as a result of the NPDES permitting process, the plan must be submitted for another review. Jeff Kelly mentioned that the property south of I-81 must have a 75 foot setback from an arterial road. The commission members agreed that the plan should show which specific parking spaces are to be shared with Sports Emporium.

Mike Buchanan presented the following motion:

Pursuant to Township Plan File #08-5, Camping World Preliminary Final Subdivision and Land Development Plan, dated January 28, 2008, as revised March 19, 2008, I move that we recommend granting the six waivers requested and deleting the second, forth and eighth waiver from the existing cover sheet.

The motion was seconded by Rod Groff and passed unanimously.

Mike Buchanan made the following motion:

I move that we recommend approval of Township Plan File #08-5, Camping World Preliminary Final Subdivision and Land Development Plan, dated January 28, 2008, as revised March 19, 2008, with the following conditions:

1. That the conditions listed in review comments of the Cumberland County Planning Commission in Review Report No. 08-037 dated February 19, 2008, be met.
2. That an NPDES Permit be obtained, and if that permit results in a substantive change to the plan, that the plan be resubmitted to the Planning Commission and Board of Supervisors for further review and approval. The decision of what constitutes a substantive change will be left to the Township Engineer.
3. That the conditions listed in review comments of Township Engineer Bud Grove of Grove Associates in memo dated March 24, 2008, be met.
4. That the plan be revised to identify those parking spaces being made available to the Sports Emporium.

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5. That note nine is changed in accordance with the "Street Tree" waiver granted previously.

The motion was seconded by Tracy Gleim and passed unanimously

**(TPF 07-10) PROPOSED ZONING ORDINANCE AMENDMENT
OUTDOOR LIGHTING REGULATIONS**

Mike Buchanan explained he would have a draft of the lighting amendments ready for review at the next meeting.

OTHER BUSINESS:

Township Solicitor explained that he had discussed with the Board of Supervisors a policy where he would attend Planning Commission meetings as requested on an as needed basis. Keith said Mark Carpenter or Larry Claycomb could consult with him ahead of the meeting on any questions requiring legal opinions and he could attend the meeting if needed.

There being no further business, Steve Zeigler made a motion to adjourn. This was seconded by Tracy Gleim and passed unanimously at 9:18 p.m.

Next meeting is April 14, 2008.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission