

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
March 24, 2025**

START TIME: 7:00 p.m.

END TIME: 9:10 p.m.

MEMBERS PRESENT:

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

STAFF PRESENT:

Mark D. Carpenter, Zoning Officer
Margie Flatley-Carpenter, Secretary
Bud Grove, Township Engineer
Eliabeth Grant, Cumberland County Planning Department

MEMBERS & STAFF ABSENT:

Tom Ryan
Steve Zeigler

AGENDA:

Discussion and Possible Action on past minutes of March 10, 2025

Public Comment

- TPF 25-1 Discussion and Possible Action on
 Final Minor Subdivision Plan, Stover and Shughart
- TPF 25-2 Discussion and Possible Action on
 Preliminary / Final Subdivision and Land Development Plan,
 Grange Phase 4
- TPF 22-18 Discussion and Possible Action on Review of
 New Comprehensive Zoning Ordinance and Zoning Map
 (1) Motion to recommend approval by the Board of Supervisors of the
 proposed Ordinance to adopt the new comprehensive Zoning
 Ordinance and Zoning Map.
 (2) Motion to transmit the new comprehensive Zoning Ordinance and
 Zoning Map to the Board of Supervisors for a Public Hearing and
 enactment.

Township Staff Informational Comments with no discussion.

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MEETING MINUTES:

Discussion and Possible Action on past minutes of February 24, 2025

Robynn Eppley made a motion to accept the minutes of the February 24, 2025, meeting as submitted. This was seconded by Wes Beard and passed unanimously.

Public Comment

Mr. Claycomb asked if there was any public comment and there was none.

**TPF 25-1 Discussion and Possible Action on
Final Minor Subdivision Plan, Stover and Shughart**

Laura Curran of Charter Homes and Neighborhoods and Dave Kegerize of Towne Square Engineering were in attendance to represent the plan. This plan is to subdivide Lot 403 (13.679 acres gross) from Lot 402 (53.539 acres gross), existing County Tax Parcel No. 21-08-0575-131, owned by Ronald L Stover and Anne E Shughart, to be developed as Grange Phase 4. There was discussion about review comments of the Cumberland County Planning Department. Questions were asked and answered.

Wes Beard made the following motion.

"I move we recommend approval of TPF 25-1 Final Minor Subdivision Plan, Stover and Shughart."

This was seconded by Robynn Eppley and passed unanimously.

**TPF 25-2 Discussion and Possible Action on
Preliminary / Final Subdivision and Land Development Plan,
Grange Phase 4**

Laura Curran of Charter Homes and Neighborhoods and Dave Kegerize of Towne Square Engineering were in attendance to represent the plan. This is the land development plan for Grange Phase 4, which was introduced at the last meeting. Mr. Carpenter mentioned Bud Grove's review comments and Laura Curran agreed to address them all. Todd Trautz, Traffic Engineer from Michael Baker International, was also in attendance and spoke about the need for more technical data in order to fully evaluate the traffic related to Grange Phase 4. Elizabeth Grant went over the County comments with the applicant and questions were answered.

Wes Beard made the following motion.

"I move that we recommend approval of the 6 waivers listed on TPF 25-2 Preliminary / Final Subdivision and Land Development Plan, Grange Phase 4 subject to meeting the conditions of Bud Grove's letter to Tom Ryan dated March 21, 2025.

This was seconded by Tracy Gleim and passed unanimously.

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Wes Beard then made the following motion.

"I move that we recommend approval of TPF 25-2 Preliminary / Final Subdivision and Land Development Plan, Grange Phase 4 subject to meeting the conditions of Bud Grove's letter to Tom Ryan dated March 21, 2025, and properly addressing the comments of the Cumberland County Planning Commission as contained in their report dated March 6, 2025."

This was seconded by Robynn Eppley and passed unanimously.

**TPF 22-18 Discussion and Possible Action on Review of
New comprehensive Zoning Ordinance and Zoning Map**
**(1) Motion to recommend approval by the Board of Supervisors of
the proposed Ordinance to adopt the new comprehensive Zoning
Ordinance and Zoning Map.**
**(2) Motion to transmit the new comprehensive Zoning Ordinance and
Zoning Map to the Board of Supervisors for a Public Hearing and
enactment.**

Troy Truax, of Michael Baker International, was in attendance to answer questions about the new documents. Mr. Carpenter explained that all comments that had been presented were addressed and incorporated into the new documents. Robynn Eppley expressed her frustration in the fact that the Planning Commission was expected to review this document in 14 days and send it on to the Board of Supervisors, when it has been worked on for over a year. She feels that the job is too daunting to be done in two weeks. Resident Victor Stabile had sent a letter to the Planning Commission with some comments and some of these were reviewed.

Robert Eppley of 63 Beagle Club Road and Jim Gehr of 3351 Spring Road had some comments. Mr. Eppley has concerns about the MU2 zone along N Middlesex Road just north of the Conodoguinet Creek, and about tiny homes. He feels that the MU2 should be changed to R2. Mr. Gehr feels that more time needs to be taken to get this ordinance correct. He also feels that we are losing the community that is the reason that people want to live here. He also feels that in the Carlisle Springs zoning should be changed from MU2 to R2. Matt Thompson of 7401 Wertzville Rd. had a comment about some definitions, such as tiny homes and electric charging stations. Kurt Williams of Salzman Hughes and Andrew Kronenberg of Appalachian Asset Management spoke. They suggested at the last meeting that the property south of Claremont Road to the railroad tracks should be changed from R3 to C2 to allow commercial and light industrial development with rail access. Mr. Carpenter had checked with Keith Brenneman regarding the history of litigation regarding zoning on those properties, and Mr. Brenneman is researching this matter. Courtney Thompson of 7401 Wertzville Road spoke. She is concerned that Middlesex Township will become congested like Hampton Township. Brad Filipovich of 12 Teaberry Drive spoke about new classifications and how they differentiate from the old ones and suggested adding standards for tiny home communities.

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There was extensive discussion about the two MU2 areas along N Middlesex Road and near Carlisle Springs that were brought up earlier.

Wes Beard made the following motion.

"I recommend approval by the Board of Supervisors of the proposed Ordinance to adopt the new comprehensive Zoning Ordinance and Zoning Map with the following recommended conditions with suggested changes to the documents.

1. Strike "adult establishments" from being allowed as a right in the C-2 districts.
2. Change the area adjacent to North Middlesex Road north of Conodoguinet Creek from MU-2 to R-2.
3. Change the area in Carlisle Springs near the intersection of Route 944 and Rt. 34 from MU-2 to R-2.
4. Change R-3 zones between Claremont Road and the railroad tracks to C-2 (unless there is a legal impediment per Keith Brennenman) in order to provide rail access to commercial light industrial development.
5. Develop zoning standards for the locations and types of tiny home communities.
6. Develop zoning standards for the numbers and types of EV charging stations allowed in residential zones.

This was seconded by Jim O'Connell and passed unanimously.

Wes Beard Made the following motion.

"I recommend transmission of the new comprehensive Zoning Ordinance and Zoning Map to the Board of Supervisors for a Public Hearing and enactment with the recommended conditions set forth in motion #1."

Jim O'Connell seconded the motion and passed unanimously.

Township Staff Informational Comments with no discussion

Mr. Claycomb asked if there were and staff comments, and there were none.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Jim O'Connell and passed unanimously at 9:10 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission