

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
March 25, 2019**

START TIME: 7:00 p.m.

END TIME: 8:07 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Jim Dries
Tracy Gleim
Steve Zeigler
Randy Waggoner

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Elizabeth Grant, Cumberland County Planning

MEMBERS & STAFF ABSENT:

Jim O'Connell

AGENDA:

APPROVE PAST MINUTES OF MARCH 11, 2019

PUBLIC COMMENT

- TPF 17-11 DRAFT ZONING ORDINANCE AMENDMENT TO PROVIDE FOR NON-COMMERCIAL KEEPING OF LIVESTOCK AS PERMITTED ACCESSORY USES IN THE OS, RF, RC, AND VC ZONING DISTRICTS.
- TPF 19-1 FINAL SUBDIVISION PLAN FOR JAMES A. GEHR
(BOS action deadline June 5, 2019)
- TPF 19-2 COMPREHENSIVE PLAN UPDATE
- TPF 19-4 APPLICATION FOR ZONING MAP AMENDMENT TO CHANGE ABOUT 38 ACRES FROM RF DISTRICT TO CH DISTRICT OF "SUNDAY" PROPERTY AT 1166 HARRISBURG PIKE, BEING PART OF COUNTY TAX PIN 21-07-0467-013
(BOS scheduled Public Hearing for May 1, 2019, at 7:00 PM)

OTHER BUSINESS:

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MEETING MINUTES

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

APPROVE PAST MINUTES OF MARCH 11, 2019.

Jim Dries made a motion to approve the minutes of the March 11, 2019, meeting as amended. The motion was seconded by Randy Waggoner and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

Elizabeth Grant, from the County Planning Department, was in attendance for the first time at this meeting, and she was introduced to the Planning Commission members.

**TPF 19-1 FINAL SUBDIVISION PLAN FOR JAMES A. GEHR
(BOS action deadline June 5, 2019)**

Mark D. Carpenter, Township Zoning Officer, distributed the comments from Bud Grove, Township Engineer, and the comments from County Planning Commission. The applicant wishes to have this plan tabled, as they are pursuing the quit claim issue and want to wait until that is resolved. Jim Dries asked what the big barn was used for. It is used for storing hay according to Tracy Gleim. Tracy Gleim made a motion to table this item. Randy Waggoner seconded the motion and it carried unanimously.

**TPF 19-4 APPLICATION FOR ZONING MAP AMENDMENT TO CHANGE ABOUT
38 ACRES FROM RF DISTRICT TO CH DISTRICT OF "SUNDAY"
PROPERTY AT 1166 HARRISBURG PIKE, BEING PART OF COUNTY
TAX PIN 21-07-0467-013
(BOS scheduled Public Hearing for May 1, 2019, at 7:00 PM)**

Mark Hipp of Mette, Evans & Woodside, was in attendance to represent the plan. The Sunday family currently owns the property and wishes to have it rezoned to Commercial Highway to be consistent with the adjoining properties and the County's current comprehensive plan. Kirk Weary was also in attendance. He is Lois Weary's son. Elizabeth Grant, County Planning Department, stated that they will be reviewing this plan and then releasing their comments. They will return once the County review is available.

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TPF 17-11 DRAFT ZONING ORDINANCE AMENDMENT TO PROVIDE FOR NON-COMMERCIAL KEEPING OF LIVESTOCK AS PERMITTED ACCESSORY USES IN THE OS, RF, RC, AND VC ZONING DISTRICTS.

Mr. Carpenter does not have anything further on this item yet from Keith Brenneman, Middlesex Township Solicitor. Jim Dries pointed out that a chicken produces about 4 pounds of manure a month. This is a very small amount of manure compared to some people's cats and dogs.

TPF 19-2 COMPREHENSIVE PLAN UPDATE

Michael Buchanan will not be able to serve on this subcommittee due to other commitments. Larry Claycomb will step in to replace him. Mark D. Carpenter, Township Zoning Officer is interested in sitting in on their meetings. Jim Dries reported that Kirk Stoner and Elizabeth Grant will be getting back to them with more background information to aid in this process. Jim Dries asked for hard copies of the comprehensive plan to work with. The county has matching funds available to help fund this effort. The Board of Supervisors would need to apply for these funds. Michael Buchanan pointed out that the time period that is being focused on (5 years, 10 years, 20 years, etc.) is important in determining what is important. Mr. Carpenter pointed out that the MPC requires that a comprehensive plan be done every 10 years and it takes 2 years to do a comprehensive plan. Jim Dries suggested looking at about a 15-year time period. Environmental contamination was brought up. Emergency Services and Fire Services are other items that need to be looked at. Mr. Carpenter described an "official Map" of the township to the Planning Commission members and how that could be something to incorporate in the comprehensive plan. There were some questions about highway access and driveways. Jim Dries will work up an item for the township newsletter announcing that the Planning Commission is working on a new comprehensive plan and invite residents to contribute any ideas, suggestions, or issues to be considered.

OTHER BUSINESS:

Mark D. Carpenter, Township Zoning Officer, reported that the Wolfs Bridge Crossing residential development continues to move forward. Property survey work is in progress. The developer will be looking for a change in zoning to allow higher density.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Randy Waggoner and passed unanimously at 8:07 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission