

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MARCH 27, 2006**

START TIME: 7:00 p.m.

END TIME: 8:07 p.m.

MEMBERS PRESENT:

Michael Buchanan
Tracy Gleim
Rod Groff
Steve Zeigler
Americo Gines-Serrano

STAFF PRESENT:

Bud Grove, Township Engineer
Keith Brenneman, Township Attorney
Mark D. Carpenter, Zoning Officer
Margie Flatley, Secretary
Jeff Kelly, County Planning

MEMBERS & STAFF ABSENT:

David Hukill
Larry Claycomb

AGENDA

1. APPROVE PAST MINUTES OF MARCH 13, 2006
2. PUBLIC COMMENT
3. (TPF 05-2) ZONING ORDINANCE AMENDMENT - SIGN REGULATIONS
BOS Public Hearing Scheduled for April 5, 2006
4. (TPF 05-6) PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
FOR LOT #5 STOVER INDUSTRIAL PARK
5. (TPF 05-7) ZONING ORDINANCE AMENDMENT – CONSERVATION
SUBDIVISION DESIGN & EFFECTIVE AGRICULTURAL ZONING
PROGRESS UPDATE ON AMENDMENT
6. (TPF 06-01) ZONING ORDINANCE AMENDMENT -
ALLOW COLLEGES IN CH DISTRICTS
BOS Public Hearing Scheduled for March 31, 2006

MEETING MINUTES

Tracy Gleim called the meeting to order at 7:00 p.m.

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APPROVE PAST MINUTES OF MARCH 13, 2006

Steve Zeigler made a motion to approve the minutes with two corrections. Rod Groff seconded the motion. The motion passed unanimously.

PUBLIC COMMENT

Tracy Gleim asked for public comment and there was none.

**(TPF 05-2) ZONING ORDINANCE AMENDMENT - SIGN REGULATIONS
BOS Public Hearing Scheduled for April 5, 2006**

Mike Buchanan made the following motion: "I move that we recommend approval of the Ordinance of the Township of Middlesex, Cumberland County, Pennsylvania, amending Ordinance No. 3-89, enacted June 30, 1989, known as the "Middlesex Township Zoning Ordinance," Articles II, X, XI XII, XIV, and XVI, pertaining to the use, erection and permitting of signs in Middlesex Township." Rick Serrano seconded the motion and it passed unanimously.

**(TPF 05-7) ZONING ORDINANCE AMENDMENT – CONSERVATION
SUBDIVISION DESIGN & EFFECTIVE AGRICULTURAL
ZONING PROGRESS UPDATE ON AMENDMENT**

Mark Carpenter reported that Sally Holbert had done 95% of the work on the conservation design amendments and gave it to Mark to finish. He is working on incorporating proposed amendments into the existing ordinance. He hopes to present it to the Supervisors on March 31 or April 5, 2006.

**(TPF 06-01) ZONING ORDINANCE AMENDMENT -
ALLOW COLLEGES IN CH: DISTRICTS
BOS Public Hearing Scheduled for March 31, 2006**

Keith Brenneman reported that Dickinson School of Law wishes to use the old Stoner Building for classrooms and food service for about 1-2 years until their building in town is renovated. There is a public hearing scheduled for March 31, 2006.

Rod Groff made the following motion: "Pursuant to the proposed Ordinance of the Township of Middlesex, Cumberland County, Pennsylvania, (File No. 06-01) amending Ordinance Number 3-89 enacted June 30, 1989, known as the Middlesex Township Zoning Ordinance," by designating colleges and universities and post-graduate educational facilities as permitted uses in the CH - Commercial Highway zoning district, I move we recommend approval." Mike Buchanan seconded the motion and it passed unanimously.

**(TPF 05-6) PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
FOR LOT #5 STOVER INDUSTRIAL PARK**

Randy Schearer of Dawood Associates, met with Bud Grove regarding Bud's comments

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on March 16 and March 27, 2006. There was discussion of the comments and the means by which they will be addressed. Adjustments were made in the waivers that will be requested.

Mike Buchanan made the following motion: "Pursuant to the Preliminary/Final Land Development Plan #05-6 dated June 30, 2005, and revised August 8, 2005, and August 30, 2005, titled Lot #5 Stover Industrial Park, I move that we recommend approval of the DEP planning module for a holding tank for sewage facilities." This motion was seconded by Rick Serrano and passed unanimously.

Mike Buchanan then made the following motion: "Pursuant to the Preliminary/Final Land Development Plan #05-6 submitted June 30, 2005, and revised on August 8, 2005, and August 30, 2005, titled Lot #5 Stover Industrial Park, I move that we recommend granting the waivers #1, #3 and #4 as requested. I recommend waiver #2 be amended to provide appropriate low level shrubbery and landscaping as appropriate for the site. Recommend that waiver #5 be disapproved. This motion was seconded by Rod Groff and passed unanimously.

Mike Buchanan then made the following motion: I move that we recommend approval of Preliminary/Final Land Development Plan #05-6 submitted June 20, 2005, and revised on August 8, 2005, and August 30, 2005, titled Lot #5 Stover Industrial Park, I move we recommend approval with the following conditions:

1. That all review comments of the Cumberland County Planning Commission listed on Review Report No. 04-237 be met.
2. That the conditions listed in the draft letter to the Planning Commission from the Township Engineer, Bud Grove, dated March 27, 2006, be met.
3. That all comments by Larry Claycomb in his memo of March 13, 2006, to the Planning Commission be addressed.
4. That the plan be required to comply with Section 203C to provide the additional shoulder width."

This motion was seconded by Rod Groff and passed unanimously.

OTHER DISCUSSION

Mark Carpenter announced that a sketch plan was discussed at a recent Supervisors meeting for about 299 lots on the former Line & Clouse farm. Thirty-six acres may be donated to the township for a well head and park.

Several plans will be forthcoming for Keystone Arms soon.

There being no further business, Rod Groff made a motion to adjourn the meeting and Steve Zeigler seconded the motion. The motion passed unanimously and the meeting was adjourned at 8:07 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission