

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
April 8, 2019**

START TIME: 7:00 p.m.

END TIME: 8:54 p.m.

MEMBERS PRESENT:

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

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Steve Zeigler

AGENDA:

APPROVE PAST MINUTES OF MARCH 25, 2019

PUBLIC COMMENT

TPF 17-13 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN OF
BURGER KING & POPEYE'S RESTAURANTS

TPF 18-6 REVISED FINAL MAJOR LAND DEVELOPMENT PLAN
PROPOSED NORTHPOINT WAREHOUSE
AT 1700 HARRISBURG PIKE

TPF 19-2 COMPREHENSIVE PLAN UPDATE

TPF 19-6 FINAL MINOR LOT ADDITION / LOT CONSOLIDATION SUBDIVISION
PLAN FOR VANCE & JUDITH ECKERT AND DAVID & CYNTHIA
ECKERT AND PAUL & ROBIN ECKERT
(BOS action deadline July 3, 2019)

TPF 19-8 FINAL SUBDIVISION PLAN FOR
CUMBERLAND RANGE ESTATES PHASE FOUR
(BOS action deadline July 3, 2019)

OTHER BUSINESS:

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MEETING MINUTES

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

APPROVE PAST MINUTES

Jim Dries made a motion to approve the minutes from March 25, 2019, as amended. Jim O'Connell seconded the motion and it passed unanimously.

PUBLIC COMMENT:

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

**TPF 19-8 FINAL SUBDIVISION PLAN FOR
CUMBERLAND RANGE ESTATES PHASE FOUR
(BOS action deadline July 3, 2019)**

Elizabeth Knouse and Dave Weihbrecht were in attendance to represent the plan. They are submitting an updated phasing plan to accommodate the Board of Supervisors' requirement that they connect the loop street in phase 4. Bud Grove, Township Engineer, was in attendance and did have a few comments about the plan. Of course, he had no written comments, since this is a workshop meeting. Mr. Grove will have his comments for the next meeting. Mark D. Carpenter, Township Zoning Officer, also had a question about some of the stormwater grading on the property. The applicant will be back in two weeks.

**TPF 17-13 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN OF
BURGER KING & POPEYE'S RESTAURANTS**

Charlie Suhr from Stevens and Lee was in attendance to represent the plan. They are here to update the progress of their plan. The biggest problem has been access to the site. Through title searches, they discovered deed restrictions. The neighborhood will not allow them to have access through LeTort Drive. They went to Penn DOT and explained the situation and Penn DOT expressed that they do not want them to have direct access to the Harrisburg Pike. They are working on fixing the access point distances. They are working on right-in right-out only on route 11. Jodi Evans, traffic engineer, explained the traffic impact study and the access distances that are required. They need a letter from Middlesex Township expressing support for their new design so that they can submit that to Penn DOT. There were questions about pedestrian and vehicular traffic flow around each restaurant. Matt Chartrand is the new designer on the team and he explained the layout and answered questions. There were some

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neighbors of the property in attendance and Andy Glosser, the developer, showed them how the traffic will flow in and out and around the property. Gary Gene Grande, who owns several Burger Kings, spoke about the traffic flow and service times. He feels that the customers will be mostly local people. The out-of-towners will mostly be repeat customers. He feels that the design is excellent and will work well. Herb Weigle asked about the percentage of people who are brand new. He had heard that 10% of the customers will be strangers to the area. There was a question about trash blowing into the neighborhood. The applicant showed the residents where the trash enclosures will be. The township will be submitting a letter to Penn DOT in support of this design for access to Route 11.

TPF 18-6 REVISED FINAL MAJOR LAND DEVELOPMENT PLAN
PROPOSED NORTHPOINT WAREHOUSE
AT 1700 HARRISBURG PIKE

Bud Grove, Township Engineer, explained that the applicant has been working with a new tenant and because of the Sunoco pipeline on the property, the plan has been modified. There is less impervious as a result and Mr. Grove feels that the new plan is better. Terri Delo with BL Company was in attendance to represent the plan. She explained the changes to the Planning Commission members. Since they are eliminating a lot of parking, there would be room to put in more trees. Jim Dries asked about that and expressed that the tree rules will need to be reviewed and the previously requested waiver. Mark D. Carpenter, Township Zoning Officer, looked at the Board of Supervisors motion and there was not waiver of the amount of trees required, so this is not an issue. They have obtained an agreement with the neighbor, Mr. Barrick, for emergency access through his property. Mark D. Carpenter, Township Zoning Officer, will send the Board of Supervisors' conditional approval letter to the Planning Commission members so that they can work on approving this at the next meeting.

TPF 19-6 FINAL MINOR LOT ADDITION / LOT CONSOLIDATION SUBDIVISION
PLAN FOR VANCE & JUDITH ECKERT AND DAVID & CYNTHIA
ECKERT AND PAUL & ROBIN ECKERT
(BOS action deadline July 3, 2019)

Chris Hinkle with Burget Associates was in attendance to represent the plan. This property is along Wertzville Road. They wish to consolidate and subdivide the property so that they move some lot lines around. They are moving the driveways in order to improve sight distances. One driveway will be right-in-right-out only. They will have to get a highway occupancy permit for the new driveway. There were some questions which were discussed and answered. Mr. Grove will have comments for the next meeting.

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TPF 19-2 COMPREHENSIVE PLAN UPDATE

Kirk Stoner sent an email to the subcommittee giving the scope of what the subcommittee would be doing. Mark D. Carpenter, Township Zoning Officer, read the email to the Planning Commission members. Jim Dries asked if there has been a call for projects for the grant money. Mr. Carpenter will find out and let them know. Larry Claycomb instructed the subcommittee members to keep track of their time spent at \$24 per hour to calculate the matching money to be expended. There was a lot of discussion about how to accomplish this and how to apply for the funding. There would have to be a survey sent out to the residents to collect opinions on the future of the township. The subcommittee will go forward with this project.

OTHER BUSINESS:

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Michael Buchanan seconded the motion and it passed unanimously at 8:54 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission