

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
APRIL 10, 2006**

START TIME: 7:00 p.m.

END TIME: 9:09 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Americo Gines-Serrano
Rod Groff

STAFF PRESENT:

Mark D. Carpenter, Zoning Officer

MEMBERS & STAFF ABSENT:

Tracy Gleim
David Hukill
Steve Zeigler
Bud Grove, Township Engineer
Margie Flatley, CMT, Secretary

AGENDA

1. APPROVE PAST MINUTES OF MARCH 27, 2006
2. PUBLIC COMMENT
3. (TPF 06-2) ZONING ORDINANCE AMENDMENT BY CITIZEN PETITION
4. (TPF 06-3) FRED AND LOUISE POTTEIGER, TR OF THE F&L LIVING TRUST
PRELIMINARY / FINAL SUBDIVISION PLAN
5. (TPF 06-4) LOT CONSOLIDATION PLAN FOR KEYSTONE ARMS
FINAL SUBDIVISION PLAN
6. (TPF 06-5) REVISED SUBDIVISION PLAN FOR KEYSTONE ARMS
FINAL SUBDIVISION PLAN
7. (TPF 06-6) REVISED LAND DEVELOPMENT PLAN FOR KEYSTONE ARMS
FINAL LAND DEVELOPMENT PLAN
8. (TPF 06-7) COMMERCIAL LOT NO. 165 FOR KEYSTONE ARMS
FINAL LAND DEVELOPMENT PLAN
9. (TPF 06-8) DAVID J. RAUDABAUGH
PRELIMINARY SUBDIVISION PLAN
10. (TPF 06-9) KNIGHT TRANSPORTATION INC.
SPECIAL EXCEPTION FOR ALTERATION OF
NON CONFORMING TRUCK REPAIR AND SERVICE FACILITY USE AT
1230 HARRISBURG PIKE

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

MEETING MINUTES

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

APPROVE PAST MINUTES OF MARCH 27, 2006

Mike Buchanan made a motion to approve the minutes with several corrections. Rick Gines-Serrano seconded the motion. The motion passed unanimously.

PUBLIC COMMENT

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

(TPF 06-2) ZONING ORDINANCE AMENDMENT BY CITIZEN PETITION

Mark Cummins, principal of Cornerstone Land Trust, Attorney Bob Saidis and John Murphy of Alpha Consulting Engineers represented the application for rezoning. The application is to rezone 25.06 acres of land along Wolf's Bridge Road and the Pennsylvania Turnpike from RF, Residential Farm, to VC, Village Center, zoning. Larry Claycomb requested that they resubmit with corrected wording.

**(TPF 06-3) FRED AND LOUISE POTTEIGER, TR OF THE F&L LIVING TRUST
PRELIMINARY / FINAL SUBDIVISION PLAN**

No one was present to represent the plan. Mark Carpenter explained this is a one lot subdivision. Larry Claycomb pointed out some items that needed to be corrected on the plan and said he would prepare written comments. Mark Carpenter said he would ask the applicant to be present at the next meeting.

**(TPF 06-4) LOT CONSOLIDATION PLAN FOR KEYSTONE ARMS
FINAL SUBDIVISION PLAN**

Brian Engle of Rettew Associates represented the plan. He explained that this is a final version of the previously approved preliminary plan. Larry Claycomb pointed out some corrections needed on the plan. Brian Engle said he would convey comments to project manager, John Snyder and they would attend the next meeting to receive further comments.

**(TPF 06-5) REVISED SUBDIVISION PLAN FOR KEYSTONE ARMS
FINAL SUBDIVISION PLAN**

Brian Engle of Rettew Associates represented the plan. He explained that this is a final version of the previously approved preliminary plan. Larry Claycomb pointed out some corrections needed on the plan. Brian Engle said he would convey comments to project manager, John Snyder and they would attend the next meeting to receive further comments.

**(TPF 06-6) REVISED LAND DEVELOPMENT PLAN FOR KEYSTONE ARMS
FINAL LAND DEVELOPMENT PLAN**

Brian Engle of Rettew Associates represented the plan. He explained that this is a final version of the previously approved preliminary plan. Larry Claycomb pointed out some corrections needed on the plan. Brian Engle said he would convey comments to project manager, John Snyder and they would attend the next meeting to receive further comments.

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**(TPF 06-7) COMMERCIAL LOT NO. 165 FOR KEYSTONE ARMS
FINAL LAND DEVELOPMENT PLAN**

Brian Engle of Rettew Associates represented the plan. He explained that this is a final version of the previously approved preliminary plan. Larry Claycomb pointed out some corrections needed on the plan. Brian Engle said he would convey comments to project manager, John Snyder and they would attend the next meeting to receive further comments.

**(TPF 06-8) DAVID J. RAUDABAUGH
PRELIMINARY SUBDIVISION PLAN**

No one was present to represent the plan. Mark Carpenter briefly explained the subdivision plan. Larry Claycomb pointed out some concerns about the adequacy of proposed stormwater management facilities and road intersections and their impacts on neighbors. Larry pointed out some driveways appear to be closer than five feet from a parallel property line as required by the zoning ordinance. Mark Carpenter said he would ask Bud Grove to review these matters in detail. Mark Carpenter said he would ask the applicant to be present at the next meeting.

**(TPF 06-9) KNIGHT TRANSPORTATION INC.
SPECIAL EXCEPTION FOR ALTERATION OF NON CONFORMING TRUCK
REPAIR AND SERVICE FACILITY USE AT 1230 HARRISBURG PIKE**

Brian Lewis of Knight Transportation and architect Tony Miller of Facilities Planners & Architects represented the proposal which is to relocate and expand an existing nonconforming use and to erect a fence over 4 feet in height within the front, side and rear yard setbacks. This property is the former Soco truck stop restaurant.

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

Mark Carpenter gave an update that he had given draft SALDO amendments related to conservation subdivision design to Mike Buchanan and Larry Claycomb for review, and was finishing draft zoning ordinance amendments related to conservation subdivision design. Mark said he hoped to give all the draft amendments to the Board of Supervisors at their workshop meeting at the end of the month. Mark reported that work on the effective agricultural zoning amendment was not complete yet and that the conservation subdivision design amendments were the immediate priority.

There being no further business, Rod Groff made a motion to adjourn the meeting and Mike Buchanan seconded the motion. The motion passed unanimously and the meeting was adjourned at 9:09 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission