

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
April 11, 2016**

START TIME: 7:00 p.m.

END TIME: 8:35 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Randy Waggoner
Jim Dries
Tracy Gleim

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Steve Zeigler
Jim O'Connell

AGENDA:

APPROVE PAST MINUTES OF MARCH 14, 2016

PUBLIC COMMENT

TPF 16-1 LIBERTY AT MIDDLESEX DISTRIBUTION & WAREHOUSING
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
(BOS action deadline July 6, 2016)

OTHER BUSINESS

MEETING MINUTES

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

APPROVE PAST MINUTES

Michael Buchanan made a motion to approve the minutes from March 14, 2016, as submitted. Randy Waggoner seconded the motion and it passed unanimously.

PUBLIC COMMENT:

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

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Michael Alderman Vice President, Leasing & Development, and Casey Noble, Associate Project Manager of Liberty Property Trust; Craig Mellott, PE, PTOE, Principal/Central PA Regional Leader of TPD Traffic Planning and Design, Inc.; and Josh Weidler, PE, of WCBM were in attendance to represent the plan.

Mr. Weidler gave an overview of the proposed project. The location is across Route 11 from the Hotel Carlisle site and between the Flying J and Carolina Way. All access will be via Carolina Way. The requested and required waivers were discussed. There was a lot of discussion about street trees, landscaping trees, storm water management, parking spaces, the yard setbacks, and traffic analysis. Mr. Alderman offered some information regarding their recently built buildings in Pennsylvania. Several of them have attained LEED certifications. Questions were asked and answered. They feel that there would be somewhere between 100 and 300 employees, depending on the tenants. Mr. Alderman also reported to the Commission that the historical significance of the property has been investigated and it has been determined that there is no specific historical value and nothing historical has occurred there. He also said that they would be willing to allow the township to search out any artifacts that would be of interest to the public. Mr. Mellott spoke about the transportation impact study that was done for this project. They determined that a new traffic control signal is not warranted at this time. If Mr. Grove's comments are ready in time, they will be at the next meeting. If the comments are not ready, the plan will be tabled.

OTHER BUSINESS:

Mr. Claycomb was reviewing Zoning Ordinance section 14.10 and discovered that for warehousing it required there should be 1 parking space for each 2 employees in the largest working shift and he feels that is not enough. At change of shift, there certainly would not be enough parking for all the employees coming and going. He feels that these types of defects in the ordinances ought to be kept track of and a corrective amendment submitted to Keith Brenneman, Township Solicitor, so that the issues could be taken care of with the next change in an ordinance. Mr. Carpenter suggested that the parking ordinances of neighboring townships be reviewed to see how they have handled similar situations. Mr. Buchanan will draft the corrective amendment.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Randy Waggoner seconded the motion and it passed unanimously at 8:35 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission