

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
APRIL 14, 2008**

START TIME: 7:00 p.m.

END TIME: 8:52 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Steve Zeigler
Tracy Gleim
Tracey Gillespie

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Rod Groff
Rick Gines

AGENDA:

1. APPROVE PAST MINUTES OF MARCH 24, 2008
2. PUBLIC COMMENT
3. (TPF 07-10) PROPOSED ZONING ORDINANCE AMENDMENT
OUTDOOR LIGHTING REGULATIONS
4. (TPF 08-3) PROPOSED ZONING ORDINANCE AMENDMENT
PERTAINING TO SIGN REGULATIONS
5. (TPF 08-9) CUMBERLAND COUNTY PUBLIC SAFETY BUILDING
AND CORONER'S OFFICE
PRELIMINARY LAND DEVELOPMENT PLAN
(BOS action deadline July 12, 2008)
6. (TPF 08-10) CARLISLE SPORTS EMPORIUM
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(BOS action deadline July 12, 2008)
7. (TPF 08-11) MEADOWBROOK FARMS – PHASE 7
FINAL SUBDIVISION PLAN
(BOS action deadline July 12, 2008)
8. 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 24, 2008

There are no minutes prepared to approve at this time.

PUBLIC COMMENT:

Larry Claycomb asked for any public comment and there was none.

**(TPF 08-9) CUMBERLAND COUNTY PUBLIC SAFETY BUILDING AND
CORONER'S OFFICE PRELIMINARY LAND DEVELOPMENT PLAN**

Chad Brackeen, PE, Project Manager from K&W Engineers and Pat Slattery from Cumberland County were present to explain the plan. The project is along Claremont Road across from the Cumberland County Prison. They are proposing an approximately 22,000 square foot office building for 911 services and an auxiliary garage for County Emergency Vehicles. The Agriculture building will be converted to be the new County Coroner's office. Training facilities will also be developed on the site for fire, EMS and other emergency services personnel. Questions were asked and answered. Traffic flow on the property was explained along with the uses for the various buildings. The storm water management plan was also explained. They will capture some of the storm water in a basin to use for pumping operations for the fire trucks. Although not required with a preliminary plan, they will be submitting their storm water plan as soon as it is ready. Mark Carpenter said that Bud Grove, Township Engineer, should have comments at the next meeting. There was discussion about the phasing and how it might be shown on the final plan.

**(TPF 08-10) CARLISLE SPORTS EMPORIUM
PRELIMINARY FINAL LAND DEVELOPMENT PLAN**

Chris Hoover of Hoover Engineering and Keith Plasterer, owner of the Sports Emporium, were both in attendance. Mr. Plasterer explained the changes to the Sports Emporium property that will take place with the reorganization of the property. They are adding bumper boats and moving four of the holes in the miniature golf course. The batting cages will be removed. They will be sharing some parking with Camping World. He will try to keep the space adjacent to the LeTort Spring Run as a park-like setting, cleaning out the dead wood, etc. Chris Huber added some more information about the parking. They will be paving the parking areas and then returning some of the existing gravel areas to grass. He also expounded on the storm water plan. They will be moving the light fixtures from the track that is being taken out to the new track so they will need to submit a photometric plan for those, including a profile of the light fixtures. Mark Carpenter had some questions about the parking and access walkways, etc. Larry Claycomb pointed out that they need to put a note on the plan about the cross parking easement with Camping World. Mr. Carpenter asked more questions about street trees, lighting, safety fence on the racetrack, signs, traffic control in the northern driveway, handicapped parking and other matters. Mike Buchanan asked about access

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to the upper part near the miniature golf course in case of an emergency. Mr. Carpenter said there should be some written comments on the plan at the next meeting.

(TPF 08-11) MEADOWBROOK FARMS – PHASE 7 FINAL SUBDIVISION PLAN

No one was present to discuss the plan. Mark Carpenter reminded the commission that the preliminary plan had been approved in 1997. This is the final plan for phase 7. He explained where the development is and went over the plans for the commission. Bud Grove will have comments for the next meeting. Mr. Carpenter encouraged the commission members to drive out to the property and take a look at it.

**(TPF 07-10) PROPOSED ZONING ORDINANCE AMENDMENT
OUTDOOR LIGHTING REGULATIONS**

Mike Buchanan reported that he has just finished splitting the ordinance between the Zoning Ordinance and the Subdivision Land Ordinance. He will send it out to the commission members so they can look at it.

**(TPF 08-3) PROPOSED ZONING ORDINANCE AMENDMENT
PERTAINING TO SIGN REGULATIONS**

The commission has not yet recommended on this. Keith Brenneman, Township Solicitor, is working on it and will bring it back to the commission.

OTHER BUSINESS:

Mark Carpenter was at Dickinson College to speak on conservation design. There are standards in the model ordinances developed by Penn State University regarding street widths, sidewalks, etc. There are also standards on pedestrian traffic and sidewalks. Tracy Gleim talked about a neighborhood in Hampton Township where there were sidewalks on both sides of the street and the streets were narrow. He feels safer in the Meadows than there. There was discussion about this issue. Larry Claycomb has a book about suburban planning which states that planners should encourage people to walk and ride bicycles.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Steve Zeigler seconded the motion and it passed unanimously at 8:52 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission