

MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
April 22, 2019

START TIME: 7:00 p.m.

END TIME: 8:27 p.m.

MEMBERS PRESENT:

Michael Buchanan
Tracy Gleim
Jim Dries
Jim O'Connell

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Elizabeth Grant, County Planning Commission

MEMBERS & STAFF ABSENT:

Larry Claycomb
Steve Zeigler
Randy Waggoner

AGENDA:

APPROVE PAST MINUTES OF APRIL 8, 2019

PUBLIC COMMENT

- TPF 18-6 REVISED FINAL MAJOR LAND DEVELOPMENT PLAN
 PROPOSED NORTHPOINT WAREHOUSE
 AT 1700 HARRISBURG PIKE
- TPF 19-2 COMPREHENSIVE PLAN UPDATE
- TPF 19-4 APPLICATION FOR ZONING MAP AMENDMENT TO CHANGE ABOUT 38
 ACRES FROM RF DISTRICT TO CH DISTRICT OF "SUNDAY" PROPERTY AT
 1166 HARRISBURG PIKE, BEING PART OF COUNTY TAX PIN 21-07-0467-
 013
 (BOS scheduled Public Hearing for May 1, 2019, at 7:00 PM)
- 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

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
April 22, 2019**

MEETING MINUTES

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

APPROVE PAST MINUTES OF APRIL 8, 2019.

Jim Dries made a motion to approve the minutes of the April 8, 2019, meeting as amended. The motion was seconded by Michael Buchanan and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

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

Terri Delo of BL Companies was in attendance to represent the plan. Mark D. Carpenter, Township Zoning Officer, spoke with the County Planning and they felt that the changes were minor and it was fine to approve the change.

Jim Dries made the following motion.

"I move that the Planning Commission reaffirm the previous recommendation to approve the 11 waivers for TPF 18-6 Final Land development Plan for Northpoint Warehouse at 1700 Harrisburg Pike dated July 23, 2018, and revised April 10, 2018. The Planning Commission would request that the extent of large tree removal be re-examined based on the reduction of paved areas.

The motion was seconded by Michael Buchanan and passed unanimously.

Jim Dries made the following motion.

"I move that the Planning Commission reaffirm its previous recommendation for approval of the Final Land Development Plan for Northpoint Warehouse at 1700 Harrisburg Pike, contingent on the same conditions approved by the Board of Supervisors on February 22, 2019.

The motion was seconded by Michael Buchanan and passed unanimously.

Ms. Delo will attend the township supervisors' meeting on Friday morning.

**TPF 19-4 APPLICATION FOR ZONING MAP AMENDMENT TO CHANGE ABOUT 38
ACRES FROM RF DISTRICT TO CH DISTRICT OF "SUNDAY" PROPERTY
AT 1166 HARRISBURG PIKE, BEING PART OF COUNTY TAX PIN 21-07-
0467-013
(BOS scheduled Public Hearing for May 1, 2019, at 7:00 PM)**

Sean Delaney from Mette, Evans and Woodside was in attendance to represent the plan. He

MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
April 22, 2019

explained the purpose of the request to the Planning Commission. Elizabeth Grant, County Planning Commission, agreed that the County had looked at the request and felt that it would be fine.

Michael Buchanan made the following motion.

I move we recommend approval of TPF 19-4, Application for Zoning Map amendment to change about 38 acres from RF District to CH District of "Sunday" property at 1166 Harrisburg Pike, being part of County Tax PIN 21-07-0467-013.

The motion was seconded by Jim Dries and passed unanimously.

**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)**

Ben Kirk from Burgett and Associates was in attendance to represent the plan. He explained the plan to the Planning Commission members. They want to rearrange the property to divide it up among family members. There are 4 existing lots. They want to split up the largest lot and divide it up among the three other tracts and reconfigure the access to the lots for safety reasons. All access will be right-in/right-out only due to the fact that they are at the crest of a hill. The County comments were reviewed. They will be requesting a wetland waiver also. There was some discussion about the street tree requirements and the necessity of requesting and justifying a waiver. Tracy Gleim pointed out that this property has been the same way for 60 years or more and there is not any new building that is going to be done on this property. Jim Dries made the following motion.

"I move we recommend approval of the four waiver requests for site context map, conservation analysis, curbs and sidewalks for TPF 19-6, Final Minor Lot Addition / Lot Consolidation Subdivision Plan For Vance & Judith Eckert And David & Cynthia Eckert And Paul & Robin Eckert."

This was seconded by Michael Buchanan and passed unanimously.

Jim Dries made the following motion.

"I move we recommend approval of TPF 19-6 Final Minor Lot Addition / Lot Consolidation Subdivision Plan For Vance & Judith Eckert And David & Cynthia Eckert And Paul & Robin Eckert with the following conditions.

1. That the comments of Cumberland County Planning #19-049 dated 3/27/2019 be met.
2. That the comments of Bud Grove to Larry Claycomb dated April 19, 2019, be met.
3. That waivers for street trees and wetland determination be requested and justified and included on the title page."

This was seconded by Jim O'Connell and passed unanimously.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
April 22, 2019**

**TPF 19-8 FINAL SUBDIVISION PLAN FOR
CUMBERLAND RANGE ESTATES PHASE FOUR**

Elizabeth Knouse and David Weihbrecht were in attendance to represent the plan. The comments from Bud Grove, Township Engineer, were reviewed. Elizabeth Grant, County Planning Commission, reviewed the County comments with the applicant. There was discussion about the stormwater provisions. They will respond to Bud Grove's comments and double check the language in the Homeowners' Association documents regarding maintenance of the walking trails. They will return to the next meeting on May 13th.

TPF 19-2 COMPREHENSIVE PLAN UPDATE

Mark D. Carpenter, Township Zoning Officer, distributed Kirk Stoner's response to the project. He spoke to Mr. Stoner about the amount charged for in-kind services and it would be \$24.14 per hour. The project could be more than one year in length. Mr. Carpenter offered to meet with Jim Dries and Stephanie Williams to figure out how much to apply for in the grant. The County would not charge the Township anything for helping with the statistics. There was discussion about whether there should be a road across the township that is weight-rated for heavy trucks to take trucks from York Road to Trindle Road to the PA Turnpike. Jim Dries will send his response to Kirk Stoner's email about the plan for a plan to develop a new comprehensive plan for the township.

OTHER BUSINESS:

There being no further business, Michael Buchanan made a motion to adjourn the meeting. The motion was seconded by Jim Dries and passed unanimously at 8:27 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission