

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
APRIL 24, 2006**

START TIME: 7:00 p.m.

END TIME: 9:31 p.m.

MEMBERS PRESENT:

Michael Buchanan
Tracy Gleim
Rod Groff
Steve Zeigler
Larry Claycomb

STAFF PRESENT:

Bud Grove, Township Engineer
Keith Brenneman, Township Attorney
Mark D. Carpenter, Zoning Officer
Margie Flatley, Secretary
Jeff Kelly, County Planning

MEMBERS & STAFF ABSENT:

David Hukill
Americo Gines-Serrano

AGENDA

1. APPROVE PAST MINUTES OF APRIL 10, 2006
2. PUBLIC COMMENT
3. (TPF 06-2) ZONING ORDINANCE AMENDMENT BY CITIZEN PETITION
(Board of Supervisors Public Hearing Scheduled for May 19, 2006)
4. (TPF 06-3) FRED AND LOUISE POTTEIGER, TR OF THE F&L LIVING TRUST
PRELIMINARY / FINAL SUBDIVISION PLAN
(BOS action deadline – July 5, 2006)
5. (TPF 06-4) LOT CONSOLIDATION PLAN FOR KEYSTONE ARMS
FINAL SUBDIVISION PLAN
(BOS action deadline – July 5, 2006)
6. (TPF 06-5) REVISED SUBDIVISION PLAN FOR KEYSTONE ARMS
FINAL SUBDIVISION PLAN
(BOS action deadline – July 5, 2006)
7. (TPF 06-6) REVISED LAND DEVELOPMENT PLAN FOR KEYSTONE ARMS
FINAL LAND DEVELOPMENT PLAN
(BOS action deadline – July 5, 2006)

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8. (TPF 06-7) COMMERCIAL LOT NO. 165 FOR KEYSTONE ARMS
FINAL LAND DEVELOPMENT PLAN
(BOS action deadline – July 5, 2006)
9. (TPF 06-8) DAVID J. RAUDABAUGH
PRELIMINARY SUBDIVISION PLAN
(BOS action deadline – July 5, 2006)
10. (ZHB 06-1) KNIGHT TRANSPORTATION INC.
SPECIAL EXCEPTION FOR ALTERATION OF
NON CONFORMING TRUCK REPAIR AND SERVICE FACILITY
USE AT 1230 HARRISBURG PIKE
(Zoning Hearing Board Hearing scheduled for May 10, 2006)
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 APRIL 10, 2006

Mike Buchanan made a motion to approve the minutes with a few corrections. Rod Groff seconded the motion. The motion passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

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

The applicant was not present at the meeting. However, Mark Carpenter explained that they wish to put condominiums on the land in question. The County Planning Commission had recommended approval. Bud Grove has no problem with the idea. Mark Carpenter thinks it is a logical use of the land. Larry asked about the impact of future development to the intersection at Route 11. The County Planning Commission review indicated that the proposed rezoning was consistent with the Township Comprehensive Plan, but after a review of the future land use map in the Township Comprehensive Plan, the Township Planning Commission found that it is not consistent, since the area to be rezoned is shown as rural area. A Public Hearing is scheduled for May 19th on this issue.

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

Tim Potteiger, the applicant's son, was present to represent the plan. Comments from Bud Grove, Jeff Kelly, and Larry were discussed. Bud explained that they needed to justify the nine waivers that they had requested.

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

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

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

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

All of these items from Keystone Arms were discussed together. John Snyder from Rettew Associates and Charles Courtney from Mcnees Wallace & Nurick, LLC were present for the applicant. All of the comments were reviewed, including comments from Cumberland County (Jeff Kelly), Keith Brennehan, Middlesex Township Solicitor, Bud Grove, Middlesex Township Engineer, Mark Carpenter, Township Zoning Officer. The applicant will present amended plans at the next meeting, May 8, 2006.

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

Eric Diffenbaugh, Project Surveyor, presented the plan. All comments were discussed at length and it was decided that Eric will meet with Bud Grove to work out some of the problems and then will present a revised plan.

**(ZHB 06-1) KNIGHT TRANSPORTATION INC.
SPECIAL EXCEPTION FOR ALTERATION OF
NON CONFORMING TRUCK REPAIR AND SERVICE FACILITY USE
AT 1230 HARRISBURG PIKE**

Pam Fisher from Dawood and Brian Lewis from Knight Transportation were present along with

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Tony Miller from Facilities Planners & Architects, Inc. to represent the plan. They wish to develop a dispatch center at the location of the former Soco Truck Stop and Restaurant. There was discussion of a few issues and then Tracy made a motion to approve the Special Exception Use for Knight Transportation. This was seconded by Mike Buchanan and was passed unanimously.

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

Mark Carpenter reported that he expected to bring this ordinance to the Board of Supervisors at their next meeting.

There being no further business, Steve Zeigler made a motion to adjourn the meeting and Mike Buchanan seconded the motion. The motion passed unanimously and the meeting was adjourned at 9:31 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission