

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
APRIL 24, 2023**

START TIME: 7:00 p.m.

END TIME: 8:33 p.m.

MEMBERS PRESENT:

Robynn Eppley
Tracy Gleim
Wes Beard
Tom Ryan
Larry Claycomb
Jim O'Connell

STAFF PRESENT:

Margie Flatley-Carpenter, Secretary
Mark D. Carpenter, Zoning Officer
Bud Grove, Township Engineer

MEMBERS & STAFF ABSENT:

Steve Zeigler

AGENDA:

Discussion and Possible Action on past minutes of February 27, 2023

Public Comment

- | | |
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| TPF 22-11 | Discussion and Possible Action on Preliminary Final Major Land Development Plan, Pine Hill Industrial Park Lot 3 (BOS action deadline July 6, 2023) |
| TPF 22-21 | Discussion and Possible Action on Revised Preliminary Subdivision Plan, Pine Hill Industrial Park (BOS action deadline June 7, 2023) |
| TPF 23-2 | Discussion and Possible Action on Final Subdivision Plan, Pine Hill Industrial Park Phase 2 (BOS action deadline May 3, 2023) |
| TPF 23-3 | Discussion and Possible Action on Preliminary Final Major Land Development Plan, Pine Hill Industrial Park Lot 4 (BOS action deadline May 3, 2023) |
| TPF 23-8 | Preliminary/Final Minor Lot Addition and Consolidation Plan, Remaining Lands of the Pine Hill Industrial Park and Properties 1058 & 1060 Harrisburg Pike |

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TPF 23-4 Discussion and Possible Action on
Preliminary Land Development Plan for UGI Carlisle LNG Project
(BOS action deadline June 7, 2023)

TPF 23-5 Discussion and Possible Action on Zoning Ordinance Amendment
to CH Districts Proposed by Board of Supervisors
(Public Hearing Scheduled May 3, 2023)

Township Staff Informational Comments

MEETING MINUTES

PUBLIC COMMENT

Larry Claycomb asked if there was any public comment and there was none at this time.

DISCUSSION AND POSSIBLE ACTION ON PAST MINUTES OF MARCH 13, 2023

Tom Ryan made a motion to accept the minutes of the March 13, 2023, meeting as submitted. This was seconded by Wes Beard and passed unanimously.

**TPF 22-11 Discussion and Possible Action on Preliminary Final Major
Land Development Plan, Pine Hill Industrial Park Lot 3
(BOS action deadline July 6, 2023)**

Betsy Davison of H Edward Black & Associates was in attendance to represent the plan. This is a proposed 2-story, climate-controlled building with self-storage units. They have received Bud Grove's comments and she went over them and the waivers that are being requested. Questions were asked and answered.

Tom Ryan made the following motion.

"I move we recommend approval of the four waivers requested for TPF 22-11, Preliminary/Final Major Land Development of Lot 3 Pine Hill Industrial Park as revised April 5, 2023, with the condition that comment #3 in the Waiver Request section of Bud Grove's letter to Larry Claycomb dated April 21, 2023, be satisfied."

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

Tom Ryan made the following motion.

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"I move that we recommend approval of TPF 22-11, Preliminary/Final Major Land Development of Lot 3 Pine Hill Industrial Park as revised April 5, 2023, with the following conditions:

1. That the comment of Bud Grove, Township Engineer, to Larry Claycomb dated April 21, 2023, be met.
2. That the conditions of Cumberland County Planning Review #22-133 be met."

This was seconded by Wes Beard and passed unanimously.

**TPF 22-21 Discussion and Possible Action on
Revised Preliminary Subdivision Plan, Pine Hill Industrial Park
(BOS action deadline June 7, 2023)**

**TPF 23-2 Discussion and Possible Action on
Final Subdivision Plan, Pine Hill Industrial Park Phase 2
(BOS action deadline May 3, 2023)**

**TPF 23-3 Discussion and Possible Action on
Preliminary Final Major Land Development Plan,
Pine Hill Industrial Park Lot 4
(BOS action deadline May 3, 2023)**

Although progress has been made with these plans (22-21, 23-2, and 23-3), the applicant has requested that these plans be tabled at this time. Wes Beard made this motion and it was seconded by Tom Ryan and passed unanimously.

**TPF 23-8 Preliminary/Final Minor Lot Addition and Consolidation Plan,
Remaining Lands of the Pine Hill Industrial Park and
Properties 1058 & 1060 Harrisburg Pike**

Larry Claycomb had asked for a summary of the other remaining plans for Pine Hill and how they all fit together. Betsy Davison was in attendance to represent the plan. The owner of Pine Hill Industrial Park has acquired two properties along the Harrisburg Pike in order to complete the overall plan. This submission is to consolidate these properties into the Industrial Park.

The other plans needed to be tabled pending approval of this consolidation.

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**TPF 23-4 Discussion and Possible Action on Preliminary Land Development
Plan for UGI Carlisle LNG Project (BOS action deadline June 7,
2023)**

In response to the applicant's request, Tracy Gleim made a motion to table this plan. Wes Beard seconded it and it passed unanimously.

**TPF 23-5 Discussion and Possible Action on
Zoning Ordinance Amendment to CH Districts
Proposed by Board of Supervisors
(Public Hearing Scheduled May 3, 2023)**

The Board of Supervisors have proposed to change the zoning in the Commercial Highway Zoning Districts to exclude warehousing and distribution as permitted uses and special exceptions uses. Questions were asked and answered.

Tracy Gleim made a motion to approve the zoning ordinance amendment and recommend a zoning map amendment to allow the two existing warehouses to be rezoned to industrial general so that they remain conforming.

Wes Beard seconded this and it passed unanimously.

Township Staff Informational Comments

Mark Carpenter advised the Planning Commission members about the progress on the Zoning Ordinance rewrite project.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Robynn Eppley and passed unanimously at 8:33 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission