

MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
April 26, 2010

START TIME: 7:00 p.m.

END TIME: 8:48 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Steve Zeigler
Tracy Gleim
Jim Dries
Mike Cornfield

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Keith Brenneman, Township Solicitor
Jeff Kelly, Cumberland County Planning

MEMBERS & STAFF ABSENT:

Bud Grove, Township Engineer

AGENDA:

1. APPROVE PAST MINUTES OF MARCH 22, 2010
2. PUBLIC COMMENT
3. TPF 10-1 FINAL LAND DEVELOPMENT PLAN
FINE LINE AUTO BODY
4. TPF 08-20 PROPOSED ZONING ORDINANCE AMENDMENT
PER PENNSYLVANIA ACT 23 OF 2009
APPALACHIAN TRAIL PROTECTION & MAINTENANCE
(BOS action deadline August 11, 2010 per Act 23 of 2009)
5. PROPOSED ZONING ORDINANCE AMENDMENTS
REGULATIONS FOR GAMING USES
6. PROPOSED ZONING ORDINANCE AMENDMENTS
REGULATIONS FOR SOLAR ENERGY USES

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MEETING MINUTES

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

APPROVE PAST MINUTES OF MARCH 22, 2010.

Michael Buchanan made a motion to approve the minutes of the March 22, 2010, meeting as amended. The motion was seconded by Jim Dries and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 10-1 FINAL LAND DEVELOPMENT PLAN
 FINE LINE AUTO BODY**

John Madden and Jake Raudabaugh were in attendance to represent the plan. Mr. Raudabaugh will be the owner of the building and business. He currently has a business near the Target shopping center. This project will double the size of his business. The Zoning Hearing Board had rendered a decision favorable to their request with some restrictions. Mr. Madden reviewed those restrictions. They will be requesting a waiver for the screening around the north side of the lot that is required by the land development ordinance. The main reason for this is cost. There was extensive discussion about this issue and several ideas were discussed. Comments from Bud Grove and the LeTort Regional Authority were discussed, particularly a spill prevention and/or containment plan. There were also comments from Larry Claycomb which were reviewed. The applicant will revise the plan and return to a future meeting.

**TPF 08-20 PROPOSED ZONING ORDINANCE AMENDMENT
 PER PENNSYLVANIA ACT 23 OF 2009
 APPALACHIAN TRAIL PROTECTION & MAINTENANCE
 (BOS action deadline August 11, 2010 per Act 23 of 2009)**

Mark Carpenter advised the commission members about progress of this matter. He will be meeting with the Chairman of the Silver Spring Conservation Committee about some of the issues common to both townships relative to the trail, especially restrictions to existing landowners. Jeff Kelly had some information to add also.

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**PROPOSED ZONING ORDINANCE AMENDMENTS
REGULATIONS FOR GAMING USES**

Larry Claycomb stated that he wanted to put this item on the agenda in light of the recent events in Hamden Township. Keith Brenneman stated that it would be handy to have something in place should the matter become an issue. Mark Carpenter will advise the Board of Supervisors that the Planning Commission would like them to work up an ordinance specifying which zoning areas will allow gambling establishments.

**PROPOSED ZONING ORDINANCE AMENDMENTS
REGULATIONS FOR SOLAR ENERGY USES**

Michael Buchanan reported that the Board of Supervisors would like the Planning Commission to work on an ordinance regarding solar energy uses. Mark Carpenter related some of the items that the Board of Supervisors is concerned with. They include visual impact, lot coverage, etc. Michael Buchanan and Jim Dries will work on this together. Mr. Carpenter would like them to meet with him a couple of times to get started.

OTHER BUSINESS:

Michael Buchanan reported that the Board of Supervisors asked Keith Brenneman, Township Solicitor, to change the draft wind ordinance so that the commercial wind use would no longer be a special exception, but a conditional use, which would be approved by the Board of Supervisors, rather than the Zoning Hearing Board.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Steve Zeigler and passed unanimously at 8:48 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission