

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
April 28, 2008**

START TIME: 7:00 p.m.

END TIME: 8:32 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Steve Zeigler
Tracy Gleim

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Tracey Gillespie
Rick Gines

AGENDA:

1. APPROVE PAST MINUTES OF MARCH 24, 2008 AND APRIL 14, 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

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
April 28, 2008**

MEETING MINUTES

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

APPROVE PAST MINUTES OF MARCH 24, 2008 AND APRIL 14, 2008.

Mike Buchanan made a motion to approve the minutes of the March 24, 2008, meeting with one change. The motion was seconded by Steve Zeigler and passed unanimously.

Steve Zeigler made a motion to approve the minutes of the April 14, 2008, meeting with no changes. The motion was seconded by Mike Buchanan and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

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

Bill Spedding from Penterra Engineering was present to explain the plan. Part of the open space is in North Middleton so they had submitted the plan to Middlesex Township to coincide with North Middleton Township's schedule. They have just received the CCPC's comments and Bud Grove's comments. Rory Morrison of the Township Authority is reviewing the plan but has not yet completed his comments. Jeff Kelly, Cumberland County Planner, went over the County's comments and Bud Grove also reviewed the comments from his office. He requested a .pdf file of the plan and Mr. Spedding agreed to provide it. Mark Carpenter pointed out that Cherry Blossom Court is not long enough to get PennDOT liquid fuel funding for maintenance. It was approved in error when the preliminary plan was approved. He also asked if a note could be added to the effect that no disturbance is to take place on mapped wetlands without approval by State and Federal agencies.

Rod Groff made the following motion:

I move that we recommend approval of Township Plan File #08-11, Meadowbrook Farms Phase VII, Final Subdivision Plan, dated April 10, 2008, with the following conditions:

1. That the conditions listed in review comments of Cumberland County Planning Commission in Review Report No. 08-094 dated April 24, 2008, be met.
2. That the conditions listed in review comments of Township Engineer Bud Grove of Grove Associates, in memo dated April 28, 2008, be met.
3. That the conditions listed in forthcoming review comments of the Middlesex

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
April 28, 2008**

Township Municipal Authority, be met.

4. That, per the verbal comment of Township Zoning Officer Mark Carpenter, a note be added to the plan requiring that "there can be no disturbance of mapped wetlands, as shown on the plan, without first obtaining any necessary Federal, State or Local permits."
5. That street subgrade drains be shown on the plan in additional locations, subject to review and approval of the same by Township Engineer Bud Grove of Grove Associates.

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

Mark explained that this item is tabled. The Board of Supervisors was not happy with the location of the fire training ground so the county decided to eliminate that part of the plan and will be reworking the plan. They will return at a later date. Larry Claycomb asked if the commission can see Zoning Hearing Board decisions in the future. Mark explained that they are usually on the plan when the Commission Members get them. Mark will try to remember to provide copies.

Rod Groff moved that the Commission table this plan. The motion was seconded by Tracy Gleim and passed unanimously.

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

Mark Carpenter explained that the applicant has requested that the plan be tabled tonight. They are making some changes based on the comments that they have received.

Rod Groff moved that this plan be tabled. Steve Zeigler seconded the motion and it passed unanimously.

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

Mark Carpenter distributed copies to everyone of the proposed changes.

Subdivision Land Ordinance:

Mike Buchanan went over some choices that the Commission needs to decide on regarding light intensities. A decision was made to go with 7000 lamp lumens to illuminate the American Flag. Also, on-street lighting will be required if the residential lot size limits the parking of less than two (2) vehicles off street. A decision was made to

MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
April 28, 2008

require lighting where five (5) or more contiguous spaces are supplied in a dense development. Lights for sporting events are to be extinguished by 11 p.m. Maximum mounting heights for tennis courts will be thirty (30) feet. Larry Claycomb wanted to remove the phrase "using a programmable controller" from 3d. There was much discussion regarding illumination of billboards and whether or not it should be extinguished at 11:00 p.m. Bud Grove pointed out that this is in the Subdivision Land Development Ordinance and can be waived when requested and only applies to new plans.

Zoning Ordinance:

Larry Claycomb pointed out that on page 5, of the zoning ordinance, number 6, "intended character of Middlesex Township" should be deleted. In 2a of both the zoning and Subdivision Land Development Ordinance "and shall be aesthetically acceptable to the township" is unclear and should be deleted. I. 7000 lumens to illuminate flags. In F1b "correction action effected within 30 days."

There was some discussion about definitions of terms and whether or not they should be added. Keith Brenneman did not feel that they were needed.

Keith Brenneman will review the ordinances and submit his comments.

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

Mike Buchanan asked Keith Brenneman about the gas sign ordinance and Mr. Brenneman said that it will be ready for further review.

OTHER BUSINESS:

There is a Cumberland County Outreach meeting on May 13th at 11:30.

The next Planning Commission meeting is May 12 at 7 p.m.

There being no further business, Tracy Gleim moved to adjourn and it was seconded by Mike Buchanan at 8:32 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission