

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
MAY 8, 2023**

START TIME: 7:00 p.m.

END TIME: 8:07 p.m.

MEMBERS PRESENT:

Tracy Gleim
Wes Beard
Tom Ryan
Larry Claycomb

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Steve Zeigler
Jim O'Connell
Robynn Eppley

AGENDA:

Discussion and Possible Action on past minutes of April 24, 2023
Public Comment

- 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 August 2, 2023)
- TPF 23-3 Discussion and Possible Action on
Preliminary Final Major Land Development Plan,
Pine Hill Industrial Park Lot 4
(BOS action deadline August 2, 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
(BOS action deadline August 2, 2023)
- TPF 23-4 Discussion and Possible Action on
Preliminary/Final Land Development Plan for UGI Carlisle LNG Project
(BOS action deadline June 7, 2023)

Township Staff Informational Comments

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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 APRIL 24, 2023

Tom Ryan made a motion to accept the minutes of the April 24, 2023, meeting as submitted. 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 August 2, 2023)**

**TPF 23-3 Discussion and Possible Action on
Preliminary Final Major Land Development Plan,
Pine Hill Industrial Park Lot 4
(BOS action deadline August 2, 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
(BOS action deadline August 2, 2023)**

Wes Beard made a motion to table these items. This was seconded by Tom Ryan and passed unanimously.

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

John Pisula of Dawood Engineering and Heath Kearney of UGI Energy Services were in attendance to represent the plan. They have added 10 parking spaces to meet the ordinance and added more utility information on the plan along with some minor items. They plan to address all comments in Bud Grove's latest letter. There was discussion about the light fixtures and the requirements for full cutoff fixtures in the township. The requested waivers were reviewed. The comments from the County were reviewed, as were the comments from the LeTort Regional Authority.

Wes Beard made the following motion.

"I move that we recommend approval of the five waivers for TPF 23-4, Preliminary Land Development Plan for UGI Carlisle LNG Project as revised 4/17/2023 with the conditions stated in Bud Grove's letter to Larry Claycomb dated 5/4/2023 be met."

This was seconded by Tom Ryan and passed unanimously.

Wes Beard made the following motion.

"I move that we recommend approval of TPF 23-4, Preliminary/Final Land Development Plan for UGI Carlisle LNG Project as revised 4/7/2023 with the following conditions.

1. That the comments of Bud Grove, Township Engineer, in his letter to Larry Claycomb dated 5/4/2023 be met, and authorize signature of component 4B Part of Township Planning Commission as part of sewage Planning Module.
2. That the comments of the Cumberland County Planning Commission #23-26 dated 3/3/2023 except for conditions #5, #11, #12 be met."

This was seconded by Tom Ryan and passed unanimously.

Township Staff Informational Comments

Mark Carpenter reported that the Board of Supervisors did approve the Zoning Ordinance amendment to remove warehouses as a Permitted Use or Special Exception Use in the Commercial Highway districts.

The Zoning Ordinance rewrite project is going well.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Tom Ryan and passed unanimously at 8:07 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission