

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
May 10, 2010**

START TIME: 7:00 p.m.

END TIME: 8:27 p.m.

MEMBERS PRESENT:

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

STAFF PRESENT:

Eileen Gault, Township Manager

MEMBERS & STAFF ABSENT:

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

AGENDA:

1. APPROVE PAST MINUTES OF APRIL 26, 2010
2. PUBLIC COMMENT
3. MIKE PERRY, EXECUTIVE DIRECTOR
US ARMY HERITAGE AND EDUCATION CENTER (USAHEC)
PLANNING AND CONSTRUCTION UPDATE
4. TPF 09-6 PROPOSED ZONING ORDINANCE AMENDMENT
REGULATING WIND TURBINES
(BOS Public Hearing advertised for 07-07-2010)
5. TPF 10-1 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
FINE LINE AUTO BODY
(BOS action deadline 06-05-2010)
6. TPF 10-2 PRELIMINARY/FINAL SUBDIVISION PLAN
BRUCE G JR & BERNITA BISTLINE AND GAIL L AUMILLER
BOS action deadline 08-07-2010
7. TPF 10-3 PROPOSED ZONING ORDINANCE AMENDMENT
REGULATION OF MASSAGE ESTABLISHMENTS AND
THE DURATION OF SPECIAL EXCEPTION APPROVALS
(BOS Public Hearing advertised for 06-25-2010)

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MEETING MINUTES

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

APPROVE PAST MINUTES OF APRIL 26, 2010.

Jim Dries made a motion to approve minutes of the April 26, 2010, meeting as amended. The motion was seconded by Michael Buchanan and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**MIKE PERRY, EXECUTIVE DIRECTOR
US ARMY HERITAGE AND EDUCATION CENTER (USAHEC)
PLANNING AND CONSTRUCTION UPDATE**

Mike Perry was in attendance to update the Commission on the progress of the development of the US Army Heritage and Education Center (USAHEC). The Board of Supervisors had asked that he come to update the Planning Commission. He reviewed a history of the project for the Commission members. The current construction is the foundation-sponsored Phase I Visitor Education Center with an exhibition gallery and multipurpose rooms. This is a privately funded building. Also under construction by the Army is the Conservation Facility which contains about 30,000 square feet and will not be open to the public. It is a conservation laboratory designed for artifact and document preservation work. Future construction will be Phase II of the Visitor and Education Center with additional exhibition gallery space, multipurpose rooms, and a full-service kitchen; and the final building, the Heritage Center will have just exhibit galleries. They also expect to have additional parking for about another 150 cars. Most of the structures along the trail are not buildings. They are exhibits and are temporary. The trail continues to be expanded. They hope to open Cold War and then Korean War exhibit areas. They expect to complete current construction by the end of June 2010. The first exhibit should open about February 2011. The grand opening of the building should be in September 2011, then another exhibit in December 2011. The Conservation Facility construction should be completed in April 2011. He is trying to obtain Federal funds to put in a traffic light at the corner of Claremont Road and Army Heritage Drive. Questions were asked and answered. Larry Claycomb thanked Mike Perry for his informative presentation.

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

Wes Madden and Jake Raudabaugh were in attendance to represent the plan.

After discussion of the revised plan, the Planning Commission took the following actions:

Steve Zeigler made the following motion:

“Regarding Preliminary/Final Land Development Plan #TPF 10-01, titled Preliminary/Final Land Development Plan for Fine Line Auto Body, as revised April 29, 2010, I move we recommend approval of the four waivers requested with the condition that the waiver pertaining to a traffic study be modified per comment #2 of Bud Grove’s letter to Larry Claycomb dated May 6, 2010.”

Rod Groff seconded the motion and it was approved by unanimous vote.

Then Steve Zeigler made the following motion:

“Pursuant to Preliminary/Final Land Development Plan #TPF 10-01, titled Preliminary/Final Land Development Plan for Fine Line Auto Body, as revised April 29, 2010, I move we recommend approval with the following conditions.

1. That all of the requirements stated in the Cumberland County Planning Commission review #10-028 be met.
2. That the requirements of Bud Grove’s letter to Larry Claycomb dated May 6, 2010, be met.
3. That the comments of the LeTort Regional Authority outlined in a letter from E. Michael Blumenthal to W. John Madden dated April 16, 2010, be addressed.
4. That a spill prevention plan be included on the plan.”

Rod Groff seconded the motion and it was approved by unanimous vote.

**TPF 10-2 PRELIMINARY/FINAL SUBDIVISION PLAN
BRUCE G JR & BERNITA BISTLINE AND GAIL L AUMILLER**

Jerry Gibboney of Burgett & Associates was in attendance to represent the plan. There were no staff comments available at this meeting. The purpose of the plan is to subdivide lot 2-A from the Bistline property and add it to Lot 1 the adjoining property of Aumiller, owner of the “Dreams Come True” horse farm. Questions were asked and clarifications were made regarding all the surrounding properties. Lot 2-A will be grazing land for the horses and no development will take place. The Commission members will review the plan, take a look at the land in question, and consider the plan at the next meeting.

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**TPF 09-6 PROPOSED ZONING ORDINANCE AMENDMENT
REGULATING WIND TURBINES**

The difference between a conditional use and a special exception was discussed and clarified.

This item is tabled until the next meeting.

**TPF 10-3 PROPOSED ZONING ORDINANCE AMENDMENT
REGULATION OF MASSAGE ESTABLISHMENTS AND
THE DURATION OF SPECIAL EXCEPTION APPROVALS**

This item is tabled until the next meeting.

OTHER BUSINESS:

There being no further business, Steve Zeigler made a motion to adjourn the meeting. The motion was seconded by Mike Buchanan and passed unanimously at 8:27 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission