

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
May 11, 2015**

START TIME: 7:00 p.m.

END TIME: 9:14 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Steve Zeigler
Jim Dries
Randy Waggoner
Jim O'Connell

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer

MEMBERS & STAFF ABSENT:

Tracy Gleim

AGENDA:

APPROVE PAST MINUTES OF APRIL 13, 2015

PUBLIC COMMENT

- TPF 15-11 REVIEW APPLICATION BY CITIZEN PETITION FOR ZONING ORDINANCE
AMENDMENT TO ARTICLE X-CH DISTRICTS, ARTICLE XII-IG DISTRICTS
AND ARTICLE XIV-SUPPLEMENTAL REGULATIONS
(BOS scheduled Public Hearing for June 26, 2015)
- TPF 15-12 ESTATE OF F. CLYDE BURGETT
FINAL SUBDIVISION PLAN
(BOS action deadline August 5, 2015, 2015)
- ZB 2015-2 REVIEW SPECIAL EXCEPTION APPLICATION OF RESTAURANT
MANAGEMENT CORPORATION FOR DRIVE-IN TYPE RESTAURANT USE AT
1804 AND 1808 W. TRINDLE ROAD
- TPF 15-5 COUNTY PLANNING DEPARTMENT REVIEW OF ZONING ORDINANCE
AMENDMENT TO REGULATIONS FOR ANTENNAS AND PERSONAL
WIRELESS SERVICE FACILITIES ENACTED IN PRIOR ORD. NO. 98-2

OTHER BUSINESS

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
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MEETING MINUTES

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

APPROVE PAST MINUTES

Jim Dries made a motion to approve the minutes from April 13, 2015, as amended. Michael Buchanan seconded the motion and it passed unanimously.

PUBLIC COMMENT:

Mr. Claycomb asked for public comment and there was none.

**TPF 15-11 REVIEW APPLICATION BY CITIZEN PETITION FOR ZONING ORDINANCE
AMENDMENT TO ARTICLE X-CH DISTRICTS, ARTICLE XII-IG DISTRICTS
AND ARTICLE XIV-SUPPLEMENTAL REGULATIONS
(BOS scheduled Public Hearing for June 26, 2015)**

Kurt E. Williams, Esq., of Salzmans Hughes, P.C., and Matt Hamlin, Esq., of Persun & Heim, P.C, were in attendance to represent the application. Matt Hamlin explained that they are proposing a zoning ordinance text amendment on behalf of property owners at 1701 Harrisburg Pike. Kurt Williams explained that the proposed amendment proposes to make changes to some regulations related to wholesaling, storing, warehousing and distribution center uses, vehicle sales and services uses and to add supplementary regulations for wholesaling, storing, warehousing and distribution center uses. Kurt Williams explained that the proposed amendment would in part allow wholesaling, storing, warehousing and distribution center uses as a permitted use for properties within 1,320 feet of a grade separated highway interchange. There was discussion of the matter. Kurt Williams explained that development of a warehouse or distribution center on the 63.5 acre property at 1701 Harrisburg Pike would generate much less truck traffic than development of a truck stop with truck fueling at the property. Mark Carpenter, Township Zoning Officer, further explained some details of the proposed changes. Several questions were asked and answered. Various changes to the wording were proposed. The issue will be discussed further at future Planning Commission meetings.

**TPF 15-12 ESTATE OF F. CLYDE BURGETT
FINAL SUBDIVISION PLAN
(BOS action deadline August 5, 2015, 2015)**

Michael L. Wadel, PE, of E. L. Diffenbaugh Associates was in attendance to represent the plan. The property is 239 acres which is currently a farm. The property is being divided in order to settle an estate. There would not be any further improvements made on either of the lots. Mr. Grove should have comments for the next meeting.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
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**ZB 2015-2 REVIEW SPECIAL EXCEPTION APPLICATION OF RESTAURANT
MANAGEMENT CORPORATION FOR DRIVE-IN TYPE RESTAURANT USE
AT 1804 AND 1808 W. TRINDLE ROAD**

Kurt Williams from Salzmann Hughes and John Gazsi from First Capital Engineering were in attendance to represent the application. Mr. Williams explained the request and Mr. Gazsi described the proposed plan to the Planning Commission. They would like to have the dumpster enclosure within the setback. They have come up with an alternate layout that would keep the dumpster inside the setback, but it makes the traffic flow tighter. There was discussion regarding the traffic flow around the building and the traffic flow through the intersection of Trindle Road and Army Heritage Drive. The applicant will be back for the next meeting which will be Tuesday, May 26th. Jim O'Connell stated that he will not be voting on this issue as he has a family member who lives in one of the trailers on the property.

**TPF 15-5 COUNTY PLANNING DEPARTMENT REVIEW OF ZONING ORDINANCE
AMENDMENT TO REGULATIONS FOR ANTENNAS AND PERSONAL
WIRELESS SERVICE FACILITIES ENACTED IN PRIOR ORD. NO. 98-2**

The subcommittee of Michael Buchanan, Jim Dries and Jim O'Connell will meet this Thursday at 11 a.m. with Mark Carpenter to work on this item.

OTHER BUSINESS:

Mark Carpenter, Township Zoning Officer updated members about upcoming and ongoing development projects. He said that Sheetz plans to develop a convenience store on property of Hotel Carlisle fronting on the Harrisburg Pike. He said that the JHCK Enterprises plan for an equipment maintenance garage on South Middlesex Road has been recorded and site excavation work can commence at any time. He said that the process for replacement of Wolf's Bridge over the Conodoguinet Creek is proceeding and on schedule. He said that the County is planning to repair the Bernheisel Bridge over the Conodoguinet Creek and the bridge will be closed for approximately three months this summer and early fall. He said that the land development plan for the Comfort Inn motel on Shady Lane has not been recorded yet, but he understands they plan to build this summer and have obtained the sewer & water permit for the project.

There being no further business, Michael Buchanan made a motion to adjourn the meeting. Jim Dries seconded the motion and it passed unanimously at 9:14 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission