

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
May 13, 2019**

START TIME: 7:00 p.m.

END TIME: 8:34 p.m.

MEMBERS PRESENT:

Larry Claycomb
Michael Buchanan
Randy Waggoner
Jim O'Connell
Tracy Gleim

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Steve Zeigler
Jim Dries

AGENDA:

APPROVE PAST MINUTES OF APRIL 22, 2019

PUBLIC COMMENT

- ZB 2019-1 APPLICATION OF DORIS E. DO FOR A SPECIAL EXCEPTION TO
ALLOW EXPANSION OF EXISTING NON-CONFORMING
VETERINARIAN CLINIC OR ANIMAL HOSPITAL USE AND BUILDING
AT 1556 W. TRINDLE ROAD IN THE VILLAGE CENTER ZONING
DISTRICT.
(Zoning Hearing scheduled for June 12, 2019)
- TPF 18-15 PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
FOR CARLISLE STEEL SUPPLY, LLC
(BOS action deadline August 7, 2019)
- TPF 19-2 COMPREHENSIVE PLAN UPDATE
- TPF 19-8 FINAL SUBDIVISION PLAN FOR
CUMBERLAND RANGE ESTATES PHASE FOUR
(BOS action deadline July 3, 2019)
- TPF 19-11 PROPOSED ZONING ORDINANCE AMENDMENT
SECTION 14.19 FENCES AND WALLS
(BOS Public Hearing scheduled for June 28, 2019 at 7:30 AM)

OTHER BUSINESS:

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MEETING MINUTES

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

APPROVE PAST MINUTES

Randy Waggoner made a motion to approve the minutes from April 22, 2019, as submitted. Tracy Gleim seconded the motion and it passed unanimously.

PUBLIC COMMENT:

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

**ZB 2019-1 APPLICATION OF DORIS E. DO FOR A SPECIAL EXCEPTION TO
ALLOW EXPANSION OF EXISTING NON-CONFORMING
VETERINARIAN CLINIC OR ANIMAL HOSPITAL USE AND BUILDING
AT 1556 W. TRINDLE ROAD IN THE VILLAGE CENTER ZONING
DISTRICT.
(Zoning Hearing scheduled for June 12, 2019)**

Hubert Gilroy and Dr. Doris Do were in attendance to represent the plan. Kevin Miller of Professional Design and Construction was in attendance also. They would like to expand the current building. Mr. Gilroy explained the changes that are being requested. There will be no additional employees as a result of this expansion. They wish to accommodate new equipment and improve the traffic patterns. The packet includes a sketch showing the details of the expansion that is proposed. There was discussion about the nonconforming use issue in Village Center Zoning District. Mark D. Carpenter, Township Zoning Officer, clarified that the Planning Commission is to consider only the special exception to allow expansion of the existing nonconforming use. Questions were asked and answered.

Randy Waggoner made a motion to recommend approval of the special exception to allow expansion of existing non-conforming veterinarian clinic or animal hospital use and building at 1556 W. Trindle Road in the Village Center Zoning District.

Seconded by Tracy Gleim and passed unanimously.

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**TPF 18-15 PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
FOR CARLISLE STEEL SUPPLY, LLC
(BOS action deadline August 7, 2019)**

John Madden and Joe Dorbian were in attendance to represent the plan. The property is at 131 Stover Drive. Mr. Dorbian purchased the property in 2006 and then expanded the building. He has purchased a couple of more acres. They need space to have tractor trailers with product on them to be delivered to a work site at a future date. There was a plan presented last winter, and it has been revised to comply with comments from Bud Grove, Township Engineer, from January of 2019. This is the first time that the Planning Commission has seen it. Mr. Madden explained the plan to the Planning Commission members. When there are comments from Bud Grove, Township Engineer, they will come back to another Planning Commission meeting.

**TPF 19-8 FINAL SUBDIVISION PLAN FOR
CUMBERLAND RANGE ESTATES PHASE FOUR
(BOS action deadline July 3, 2019)**

Elizabeth Knouse and David Weihbrecht were in attendance to represent the plan. Mr. Weihbrecht reviewed the issues that were gone over at the last meeting with the extension of future road right of way along the homeowners' properties where the right of way between Lot Nos. 17 and 18 will eventually take away 25 feet from each adjacent lot along the road. He has decided to work the issue the same way it was done on phase three. There was extensive discussion of the walking trails and whether it should be put in as the phases are completed or if they can wait until the whole development is completed. The consensus of the Planning Commission was that they should be mowing the walking trail as they go along and not wait. Bud Grove's comments were reviewed in detail. Questions were asked and answered. There were comments from the Sewer and Water Authority reviewed.

The following motion was made by Jim O'Connell.

"I move we recommend approval of TPF 19-8 Final Subdivision Plan for Cumberland Range Estates Phase Four with the following conditions.

1. That the comments of County Planning Report 19-052 be met.
2. That the comments of Bud Grove's letter to Larry Claycomb dated April 19, 2019, be met.
3. Comply with Max Stoner comments to Rory Morrison dated April 30, 2019.

The motion was seconded by Randy Waggoner and passed unanimously.

They will attend the Board of Supervisors meeting on Friday, May 31, 2019, at 7:30 a.m.

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TPF 19-2 COMPREHENSIVE PLAN UPDATE

Mark D. Carpenter, Township Zoning Officer, revealed that he does not have an updated version of the comprehensive plan in MS Word. He reported on what he is working on with Kirk Stoner at the County. Chapter 2 seems to be very wordy and has a lot of charts in it and needs to be simplified. Mr. Stoner suggests that we use the Shippensburg University Center for Land Use and Sustainability to help with setting up the public meetings, creating the survey and posting the survey on the internet. They will also help develop a printed version to mail out to residents. Mark Carpenter, Larry Claycomb, and Jim Dries will meet with them. Larry Claycomb wants an article about this in the Township Newsletter starting in the fall.

**TPF 19-11 PROPOSED ZONING ORDINANCE AMENDMENT
SECTION 14.19 FENCES AND WALLS
(BOS Public Hearing scheduled for June 28, 2019 at 7:30 AM)**

Mark D. Carpenter, Township Zoning Officer, explained that the current ordinance only allows 4 foot fences, or 8 foot fences in specific instances. There were questions asked and answered. Several residents have asked about this.

Tracy Gleim made a motion to approve TPF 19-11 Proposed Zoning Ordinance Amendment Section 14.19 Fences and Walls.

Randy Waggoner seconded the motion and it passed unanimously.

OTHER BUSINESS:

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Michael Buchanan seconded the motion and it passed unanimously at 8:34 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission