

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
May 13, 2024**

START TIME: 7:00 p.m.

END TIME: 7:53 p.m.

MEMBERS PRESENT:

Larry Claycomb
Wes Beard
Robynn Eppley
Steve Zeigler
Tracy Gleim

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Tom Ryan
Jim O'Connell

AGENDA:

Discussion and Possible Action on past minutes of April 22, 2024

Public Comment

TPF 24-7 Discussion and Possible Action on Application of Pinnacle Realty Development Company for Zoning Map change from RF-Residential Farm to VC-Village Center for several properties near 106 Wolfs Bridge Road (BOS action deadline June 28, 2024)

TPF 24-8 Discussion and Possible Action on Application of Pinnacle Realty Development Company for Zoning Map change from RF-Residential Farm to VC-Village Center for property at 151 Wolfs Bridge Road (BOS action deadline June 28, 2024)

TPF 24-9 Discussion and Possible Action on Preliminary/Final Subdivision & Land Development Plan for Wawa Food Market #8236 (BOS action deadline August 7, 2024)

TPF 22-18 Discussion and Possible Action on Review of Draft Zoning Ordinance and Draft Zoning Map

Township Staff Informational Comments with no discussion

MEETING MINUTES:

Discussion and Possible Action on past minutes of March 25, 2024

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Wes Beard made a motion to accept the minutes of the April 22, 2024, meeting as submitted. This was seconded by Steve Zeigler and passed unanimously.

Public Comment

Mr. Claycomb asked if there was any public comment and there was none.

**TPF 24-7 Discussion and Possible Action on Application of Pinnacle Realty Development Company for Zoning Map change from RF-Residential Farm to VC-Village Center for several properties near 106 Wolfs Bridge Road
(BOS action deadline June 28, 2024)**

**TPF 24-8 Discussion and Possible Action on Application of Pinnacle Realty Development Company for Zoning Map change from RF-Residential Farm to VC-Village Center for property at 151 Wolfs Bridge Road
(BOS action deadline June 28, 2024)**

Mark Carpenter reported that the applicant cannot attend the meeting tonight and have requested that these items be tabled from discussion until the next meeting.

Steve Zeigler made a motion to table items TPF 24-7 and TPF 24-8. The motion was seconded by Wes Beard and passed unanimously.

**TPF 24-9 Discussion and Possible Action on Preliminary/Final Subdivision and Land Development Plan for Wawa Food Market #8236
(BOS action deadline August 7, 2024)**

Judd Dayton, PE of Bohler Engineering and applicant Charles Coker of Provco Pinegood Sunday Drive, LLC were present to represent the plan.

Mr. Dayton explained they had obtained two Variances from the Zoning Hearing Board to allow the development.

Mr. Dayton explained the plan for development of a Wawa convenience store with two access drives off Hampton Court, 16 vehicle fueling pumps, the stormwater management system with two underground infiltration areas under driving and parking areas, and a future paved access driveway to the remaining land to the west. Questions were asked and answered.

Larry Claycomb reviewed some errors he found on the plan. Mr. Dayton said they will return to the Planning Commission after they have received review comments on the plan.

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**TPF 22-18 Discussion and Possible Action on Review of
Draft Zoning Ordinance and Draft Zoning Map**

Aaron Holland, Esquire of Salzmann Hughes, P.C. was in attendance representing the Walters family property, about 119 acres located north of the Turnpike interchange. The Walters family had submitted a letter to the Planning Commission and Board of Supervisors asking to have their property, County tax Parcel 21-07-0467-012 rezoned from current RF-Residential Farm to I-Industrial under the new ordinance. Mr. Holland expressed that Industrial zoning would allow warehousing and trucking uses, which are the best and most productive uses since the property is not the best agricultural land, is not well suited for residential use due to proximity to the sewer treatment plant and has not been in demand for most commercial uses. Mark Carpenter led some discussion about allowing warehousing and trucking uses by Conditional Use in the proposed Industrial District so the Board of Supervisors could have a Public Hearing and evaluate specific criteria in the proposed Zoning Ordinance about if the use is suitable due to negative traffic impact or other negative impacts on the adjacent residential areas. Questions were asked and answered.

Sally Mentzer and Paul Ressler were in attendance representing the Sunday property, about 60 acres located just north of Harrisburg Pike and the Turnpike interchange. They had no further input at this time.

Wes Beard mentioned he wants to review the section of the proposed Zoning Ordinance concerning the keeping of chickens and provide comments.

Township Staff Informational Comments with no discussion

Mark Carpenter reported that the Grange Phases 1 thru 3 plan had been recorded and site construction is beginning.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Robynn Eppley and passed unanimously at 7:53 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission