

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MAY 20, 2013**

START TIME: 7:00 p.m.

END TIME: 8:38 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Sean Oldfield
Steve Zeigler
Tracy Gleim

STAFF PRESENT:

Jeff Kelly, Cumberland County Planning
Bud Grove, Township Engineer
Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer

MEMBERS & STAFF ABSENT:

Vic Stabile
Jim Dries
Keith Brenneman, Township Solicitor

AGENDA:

APPROVE PAST MINUTES OF MARCH 25, 2013

PUBLIC COMMENT

- TPF 12-11 CARLISLE MOOSE LODGE
FINAL MINOR LOT ADDITION AND LOT CONSOLIDATION PLAN
FINAL MAJOR LAND DEVELOPMENT PLAN
(BOS action deadline July 26, 2013)
- TPF 13-4 COMFORT INN
PRELIMINARY/FINAL MINOR SUBDIVISION PLAN
PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT PLAN
(BOS action deadline June 5, 2013)
- TPF 13-6 CUMBERLAND RANGE ESTATES
PRELIMINARY MAJOR SUBDIVISION PLAN
(BOS action deadline August 7, 2013)

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MAY 20, 2013**

TPF 13-7 **PROPOSED ZONING ORDINANCE AMENDMENT
MINIMUM FIXED MESSAGE INTERVALS FOR CHANGEABLE SIGNS
(BOS Public Hearing scheduled for June 28, 2013)**

OTHER BUSINESS

MEETING MINUTES

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

APPROVE PAST MINUTES OF MAY 13, 2013.

Steve Zeigler made a motion to approve the minutes of the May 13, 2013, meeting as submitted. The motion was seconded by Michael Buchanan and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 12-11 CARLISLE MOOSE LODGE
FINAL MINOR LOT ADDITION AND LOT CONSOLIDATION PLAN
FINAL MAJOR LAND DEVELOPMENT PLAN
(BOS action deadline July 26, 2013)**

Doug Brehm was in attendance to report on the plan. The plan that was approved for their NPDES is very similar to the original plan. The comments were technical in nature. Bud Grove, Township Engineer, has consolidated his comments into one memo dated May 18, 2013. Mr. Grove reviewed his comments for the Planning Commission members. Jeff Kelly, Cumberland County Planning Commission, referred to the County comments that he sent last year. The Planning Commission members would like to review the plans and be ready to vote on it for the next meeting. (June 10, 2013).

**TPF 13-4 COMFORT INN
PRELIMINARY/FINAL MINOR SUBDIVISION PLAN
PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT PLAN
(BOS action deadline June 5, 2013)**

Tim Mellott of Mellott Engineering Inc., and Charles Courtney of McNees, Wallace and Nurick were in attendance to bring the Planning Commission members up-to-date on

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MAY 20, 2013**

the progress of the plan. They provided pictures of the color scheme to be used for the hotel. Bud Grove, Township Engineer, reviewed the few comments that he had for the revised plan. There was discussion and clarification of the issue of the boundary with the Kitchen Shoppe property. The issues seem to be resolved. Jeff Kelly, Cumberland County Planning Commission, had a question about the access to lot 2 at this time which was answered satisfactorily. Andy Parker with the LeTort Regional Authority was at this meeting. They had provided comments on the plan. Mr. Mellott reviewed how they have addressed those comments. Don Albright with Trout Unlimited was also in attendance. He stated that their concern is over the preservation of the riparian area and having access to the stream.

Michael Buchanan made the following motion.

"I move we recommend approval of the 11 waivers requested for TPF 13-4 titled Comfort Inn Preliminary/Final Major Land Development Plan dated 2/25/2013 and revised 4/29/2013."

The motion was seconded by Steve Zeigler and passed unanimously.

Michael Buchanan made the following motion.

"I move we recommend approval of TPF-13-4 titled Comfort Inn Preliminary/Final Minor Subdivision Plan and Preliminary/Final Major Land Development Plan dated 2/25/2013 and revised 4/29/2013 with the following conditions.

1. That the conditions stated in the letter of Bud Grove, Township Engineer, to Larry Claycomb dated 5/17/2013 be met with the condition that item 4 of 'Recommendations for Conditions of Plan Approval' be changed from a suggestion to a proviso.
2. Note to be placed on the Subdivision Development Plan stating that in the event lot #2 is proposed for development an access easement/maintenance agreement shall be prepared and submitted with that Land Development Plan for review and approval.
3. Items 1 & 2 in 'Other Comments' should be deleted as they have been addressed."

This was seconded by Steve Zeigler and passed unanimously.

**TPF 13-6 CUMBERLAND RANGE ESTATES
PRELIMINARY MAJOR SUBDIVISION PLAN
(BOS action deadline August 7, 2013)**

As the applicant was not at the meeting, Michael Buchanan made a motion to table this for tonight. Tracy Gleim seconded the motion and passed unanimously.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MAY 20, 2013**

**TPF 13-7 PROPOSED ZONING ORDINANCE AMENDMENT
MINIMUM FIXED MESSAGE INTERVALS FOR CHANGEABLE SIGNS
(BOS Public Hearing scheduled for June 28, 2013)**

Jeff Kelly, Cumberland County Planning Commission, reviewed his comments on this issue. There was lively discussion about this issue. Larry Claycomb, Chairperson, asked the members to continue their research and bring more information and their opinions to the next meeting.

OTHER BUSINESS:

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Michael Buchanan and passed unanimously at 8:38 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission