

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
May 24, 2010**

START TIME: 7:00 p.m.

END TIME: 8:42 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Mike Cornfield
Jim Dries
Tracy Gleim
Rod Groff

STAFF PRESENT:

Eileen Gault, Township Manager
Keith Brenneman, Township Solicitor

MEMBERS & STAFF ABSENT:

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

AGENDA:

1. APPROVE PAST MINUTES OF MAY 10, 2010
2. PUBLIC COMMENT
3. PA SOLAR RESEARCH - DISCUSSION REGARDING LOCATION OF POSSIBLE SOLAR RESEARCH FACILITY
4. TPF 10-2 PRELIMINARY/FINAL SUBDIVISION PLAN
BRUCE G JR & BERNITA BISTLINE AND GAIL L AUMILLER
BOS action deadline 08-07-2010
5. TPF 09-6 PROPOSED ZONING ORDINANCE AMENDMENT
REGULATING WIND TURBINES
(BOS Public Hearing advertised for 07-07-2010)
6. 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)
7. TPF 10-5 NORTH MIDDLETON AUTHORITY
REVIEW ACT 537 SPECIAL STUDY
NUTRIENT REMOVAL ALTERNATIVES

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MEETING MINUTES

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

APPROVE PAST MINUTES OF MAY 10, 2010.

There were no minutes prepared to approve. They will be available for the next meeting.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

PA SOLAR RESEARCH INSTITUTE - DISCUSSION REGARDING LOCATION OF POSSIBLE SOLAR RESEARCH FACILITY

Larry Claycomb explained that since this is not a formal plan submission, it is not subject to the required 90 day plan review time period any review comments are not binding.

Pat Delvin of Land Logics Group introduced several persons present from the PA Solar Research Institute. Pat explained they are applying for a Pennsylvania Energy Development Authority grant to develop a solar photovoltaic generation site to test and demonstrate different types of technology and equipment and are considering several sites in Middlesex Township. Pat said they considered either a site at the MacNamara property on Wagner Drive or at the Township Park near the proposed composting site. Pat explained about 1 ½ acres are needed and the site would be open to public schools, universities and installers for educational purposes. Pat explained the site would be fenced to control access and would include both ground mounted and roof mounted solar PV panel arrays. Pat said they prefer to locate on municipal property if possible and would offer to provide generated solar electricity to the municipality.

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

Jerry Gibboney of Burget & Associates Inc. was in attendance to represent the plan. Questions were asked and answered.

Jim Dries made the following motion:

Pursuant to the Final Subdivision Plan #TPF 10-02, titled Bruce G. Jr. and Bernita R.

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Bistline Final Subdivision Plan dated April 21, 2010, I move we recommend approval of the five waivers requested in the letter to Middlesex Township from Christopher Hinkle dated May 24, 2010 with the conditions listed in Bud Grove's letter to Larry Claycomb dated May 20, 2010.

Mike Buchanan seconded the motion and it was approved by unanimous vote.

Jim Dries made the following motion:

Pursuant to the Final Subdivision Plan #TPF 10-02, titled Bruce G. Jr. and Bernita R. Bistline Final Subdivision Plan dated April 21, 2010, I move we recommend approval with the following conditions:

1. That all of the requirements stated in the Cumberland County Planning Commission review #10-051, dated May 12, 2010 be met.
2. That the requirements of Bud Grove's letter to Larry Claycomb dated May 20, 2010, be met, with the exception of subdivision and land development item # 1.
3. That the plan be titled; Final Lot Addition Subdivision Plan.

Mike Buchanan seconded the motion and it was approved by unanimous vote.

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

Mike Buchanan described several minor inconsistencies he noticed in the proposed ordinance. Jeff Kelly of the County Planning Department reviewed comments on the draft ordinance.

Members discussed the proposed ordinance.

Mike Buchanan made the following motion:

I move we recommend that the Board of Supervisors adopt the proposed ordinance regulating operation of wind turbines.

Jim Dries seconded the motion and it was approved by majority vote.

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

Township Solicitor, Keith Brenneman, briefly explained the proposed ordinance.

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Questions were asked and answered.

Mike Buchanan made the following motion:

I move we recommend that the Board of Supervisors adopt the proposed ordinance regulating massage establishments and the duration of special exception approvals.

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

**TPF 10-5 NORTH MIDDLETON AUTHORITY
REVIEW ACT 537 SPECIAL STUDY
NUTRIENT REMOVAL ALTERNATIVES**

Township Manager, Eileen Gault explained that the Board of Supervisors asked the Planning Commission to review this special study. The study was prepared for North Middleton Authority by CET Engineering Services and addresses several wastewater treatment alternatives that were evaluated to meet nutrient reduction requirements per the Pennsylvania Department of Environmental Protection Chesapeake Bay Tributary Strategy. Middlesex Township is being asked to provide any comments on the plan because part of the township, mainly the Meadow Brook Farms development, is served by the NMA wastewater treatment system.

Tracy Gleim made the following motion:

I move we indicate to the Board of Supervisors that the Planning Commission discussed the North Middleton Authority Act 537 Special Study on Nutrient Removal Alternatives, and have no comments.

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

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Jim Dries and passed unanimously at 8:42 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission