

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MAY 27, 2008**

START TIME: 7:00 p.m.

END TIME: 8:16 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Steve Zeigler
Tracy Gleim
Rick Gines

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Rod Groff
Tracey Gillespie

AGENDA:

1. APPROVE PAST MINUTES OF APRIL 28, 2008
2. PUBLIC COMMENT
3. (TPF 07-10) PROPOSED ZONING ORDINANCE AMENDMENT
OUTDOOR LIGHTING REGULATIONS
4. (TPF 08-3) PROPOSED ZONING ORDINANCE AMENDMENT
PERTAINING TO SIGN REGULATIONS
5. (TPF 08-9) CUMBERLAND COUNTY PUBLIC SAFETY BUILDING
AND CORONER'S OFFICE
PRELIMINARY LAND DEVELOPMENT PLAN
(BOS action deadline July 12, 2008)
6. (TPF 08-10) CARLISLE SPORTS EMPORIUM
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(PER APPLICANT TABLE ACTION THIS MEETING)
(BOS action deadline July 12, 2008)
7. OTHER BUSINESS

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MAY 27, 2008**

MEETING MINUTES

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

APPROVE PAST MINUTES OF APRIL 28, 2008.

Tracy Gleim made a motion to approve the minutes of the April 28, 2008, meeting as submitted. The motion was seconded by Rick Gines and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**(TPF 08-9) CUMBERLAND COUNTY PUBLIC SAFETY BUILDING
AND CORONER'S OFFICE
PRELIMINARY LAND DEVELOPMENT PLAN**

Steve Zeigler made a motion to table this plan as per the applicant's request. This was seconded by Mike Buchanan and passed unanimously.

**(TPF 08-10) CARLISLE SPORTS EMPORIUM
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(PER APPLICANT TABLE ACTION THIS MEETING)**

Steve Zeigler made a motion to table this plan as per the applicant's request. This was seconded by Mike Buchanan and passed unanimously.

**(TPF 07-10) PROPOSED ZONING ORDINANCE AMENDMENT
OUTDOOR LIGHTING REGULATIONS**

Bud Grove, Township Engineer, and Keith Brenneman, Township Solicitor, both had submitted comments on this proposed ordinance. Mr. Brenneman's comments were mostly regarding the wording and Mr. Grove's were more technical in nature. There was discussion about the term "foot candle" and whether or not they were measured vertically or horizontally. Everyone agreed that "horizontal" and "vertical" were not necessary so the words will be taken out of the ordinance. Mark Carpenter, Township Zoning Officer, will email a copy of the May 5th version of the ordinance to Bud Grove so that his office can review it further. Mr. Grove reviewed his comments briefly to clarify some questions. Keith Brenneman reviewed and explained his comments, answering

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MAY 27, 2008**

all questions which were asked. Mr. Brenneman and Mr. Grove will get together on their comments and Mr. Brenneman will prepare a final draft and bring it back to the Commission.

**(TPF 08-3) PROPOSED ZONING ORDINANCE AMENDMENT
PERTAINING TO SIGN REGULATIONS**

Keith Brenneman has prepared the final draft of this ordinance. Bud Grove is okay with it. Mark Carpenter had a few comments on the ordinance which he reviewed. There was much discussion about the changeable price signs and the size that will be allowed.

Mike Buchanan made the following motion.

I move that we recommend approval of the draft Ordinance No. XX-2008, an Ordinance of the Township of Middlesex, Cumberland County, Pennsylvania, amending ordinance No. 3-89 enacted June 30, 1989, known as the Middlesex Township Zoning Ordinance by amending Section 2.03 and Section 14.16 as amended during the discussion today.

Tracy Gleim seconded the motion and it passed unanimously.

OTHER BUSINESS:

Steve Zeigler asked about the Conservation Design Ordinance and Mark Carpenter said that there should be something for the next meeting. Mark will get it to the Commission by the next meeting.

Larry Claycomb had a suggestion that information about building permits and zoning be published in the quarterly township newsletter. Mark Carpenter said that that is being worked on and that it is also being developed for the township website.

There being no further business, Mike Buchanan made a motion to adjourn the meeting. The motion was seconded by Steve Zeigler and passed unanimously at 8:16 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission