

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
JUNE 9, 2008**

START TIME: 7:00 p.m.

END TIME: 8:52 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Steve Zeigler
Tracey Gillespie

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Tracy Gleim
Rick Gines

AGENDA:

1. APPROVE PAST MINUTES OF MAY 27, 2008
2. PUBLIC COMMENT
3. (TPF 08-3) PROPOSED ZONING ORDINANCE AMENDMENT
PERTAINING TO SIGN REGULATIONS
4. (TPF 08-9) CUMBERLAND COUNTY PUBLIC SAFETY BUILDING
AND CORONER'S OFFICE
PRELIMINARY LAND DEVELOPMENT PLAN
(PER APPLICANT KEEP PLAN TABLED)
(BOS action deadline July 12, 2008)
5. (TPF 08-10) CARLISLE SPORTS EMPORIUM
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(PER APPLICANT KEEP PLAN TABLED)
(BOS action deadline July 12, 2008)
6. (TPF 05-7) DRAFT ZONING ORDINANCE AMENDMENT
CONSERVATION SUBDIVISION DESIGN
7. OTHER BUSINESS

MEETING MINUTES

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

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APPROVE PAST MINUTES OF MAY 27, 2008

Steve Zeigler moved to accept the minutes of the May 27, 2008, meeting as submitted. This was seconded by Mike Buchanan 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**

The County will be granting a time extension to the Board of Supervisors.

**(TPF 08-10) CARLISLE SPORTS EMPORIUM
PRELIMINARY FINAL LAND DEVELOPMENT PLAN**

This item is tabled. Apparently, the applicant had not gotten approval for the large building that is there. They need to go back to the Zoning Hearing Board for a special exception approval for that building to be used as a commercial recreation building.

Side and rear yards on the plan in conjunction with the proposed land swap were shown differently than on the original plans from the 1992 special exception.

Mark Carpenter had some comments on their plan and explained them to the Commission.

They will be granting a time extension in order to go to the Zoning Hearing Board and rectify the situation.

This item will not be on the agenda until they have been to the Zoning Hearing Board.

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

Keith Brenneman, Township Solicitor, had submitted the ordinance to the Commission for their recommendation since a date has been set for a public hearing on August 6, 2008. Mark Carpenter reported that the Board of Supervisors is considering some changes including allowing changeable signs as frequently as every 15 seconds. Mike Buchanan looked over the document submitted by Mr. Brenneman and ascertained that it was the same as the document that the board recommended on at the last meeting.

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Motion – Mike Buchanan made the following motion.

“I move that we recommend approval of the proposed amendment 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 ‘MIDDLESEX TOWNSHIP ZONING ORDINANCE,’ by amending Section 2.03 and Section 14.16 and forward said amendment to the Board of Supervisors for implementation.”

Steve Zeigler seconded the motion and it passed unanimously.

**(TPF 05-7) DRAFT ZONING ORDINANCE AMENDMENT
CONSERVATION SUBDIVISION DESIGN**

Mark Carpenter distributed the draft amendment to the commission. He explained some further changes that he needs to make and some of the comments from Natural Lands Trust. He went over the articles in the ordinance. He then went through the changes that were made, section by section. Many questions arose and were discussed. Mr. Carpenter recommends that the Commission be ready to recommend on this ordinance at the next meeting. He will get the subdivision land development ordinance to the members before the next meeting.

OTHER BUSINESS:

There being no further business, Steve Zeigler made a motion to adjourn the meeting. Tracey Gillespie seconded the motion and it passed unanimously at 8:52 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission