

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
JUNE 11, 2007**

START TIME: 7:00 p.m.

END TIME: 9:33 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Steve Zeigler
Tracy Gleim
Rick Gines

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

David Hukill

AGENDA:

1. APPROVE PAST MINUTES OF May 29, 2007
2. PUBLIC COMMENT
3. (TPF 07-6) PINE HILL INDUSTRIAL PARK LOT 1 (SHEETZ INC)
PRELIMINARY / FINAL SUBDIVISION PLAN
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
(Review period ends – August 11, 2007)
4. (TPF 07-8) CUMBERLAND RECYCLING INCORPORATED
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
(Review period ends – September 8, 2007)
5. (TPF 07-9) SHEETZ DEVELOPMENT AT TRINDLE ROAD
SKETCH PLAN FOR INFORMAL COMMENT
(not a formal submission, no deadline)
6. (TPF 05-7) DRAFT ZONING ORDINANCE AMENDMENT
CONSERVATION SUBDIVISION DESIGN
(comment on working draft for BOS)
7. OTHER BUSINESS – TOWNSHIP ENGINEER
DISCUSSION ON SUBDIVISION ORDINANCE AMENDMENTS
FOR OUTDOOR LIGHTING AND STORM WATER MANAGEMENT

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MEETING MINUTES

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

APPROVE PAST MINUTES OF MAY 29, 2007

There was a question about the motion for Raudabaugh on the May 29, 2007 minutes. Mike Buchanan thought there was a requirement for dusk to dawn lights. This was not reflected in the Secretary's notes; although, there was recollection of a discussion about the lights. The recording will be double checked and the minutes revised if necessary.

**(TPF 07-8) CUMBERLAND RECYCLING INCORPORATED
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN**

Steve Field, the owner, was in attendance along with Fawn Cassel, PE, of Dawood Associates. They propose an approximate 2200 square foot addition to their existing metal recycling building to add storage space. One loading dock will be moved in the process. Questions were asked and answered. They are requesting five waivers. Mark Carpenter asked about the lighting and Fawn Cassel said lighting on the addition will be similar to existing site lighting. Mark Carpenter asked that a note be added indicating lighting will not create any direct or indirect glare onto adjacent properties. They will return in two weeks.

**(TPF 07-6) PINE HILL INDUSTRIAL PARK LOT 1 (SHEETZ INC)
PRELIMINARY / FINAL SUBDIVISION PLAN
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN**

Ron Lucas, attorney, from Stevens & Lee, PC, and Michael LaCesa, Director of Eastern Region Real Estate for Sheetz, Rick Bittner from H R Black Assoc, PC, and Terry Grove, PE, of Grove Miller Engineering were in attendance. The issue of a possible contribution toward an improvement to the Wolfs Bridge Road and US 11 intersection when that project would be possible was discussed. Mr. Lucas pointed out that the proposed improvements on the plan do not require a traffic study. Terry Grove spoke about the PennDOT Highway Occupancy Permit permitting process and at an initial meeting, PennDOT did not feel that they would be generating enough additional traffic to require a traffic study. There followed much discussion regarding the process of estimating traffic volumes and their impacts. Michael LaCesa said Sheetz is willing to contribute \$10,000.00 to a fund for improvement of the intersection, as long as a traffic study is not required. If a traffic study is required, then the cost of the traffic study would be deducted from the \$10,000.00 offered.

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Mike Buchanan made the following motion:

Pursuant to the Preliminary/Final Land Development Plan #07-6 submitted April 30, 2007, titled Preliminary/Final Land Development Plan for Lot 1, Pine Hill Industrial Park, I move that we recommend granting the 7 waivers requested. The waivers from Sections 502.c. and 717 on the plan will be deleted.

Rod Groff seconded the motion and it passed unanimously.

Then Mike Buchanan made the following motion:

I move that we recommend approval of Preliminary/Final Land Development Plan #07-6 submitted April 30, 2007, titled Preliminary/Final Land Development Plan for Lot 1, Pine Hill Industrial Park, with the following conditions:

1. That the comments of the Cumberland County Planning Commission listed on Review Report No. 07-127 be met.
2. That the comments of Larry Claycomb in his letter dated May 29, 2007, be met.
3. That the comments of Rory Morrison, Manager of the Middlesex Township Municipal Authority dated May 14, 1007, be met.
4. That the review comments listed in the letter to the Planning Commission from the Township Engineer, Bud Grove, dated May 29, 2007, be met.
5. That PennDOT waive the requirement for traffic impact study or, if PennDOT requires a study, the successful completion of that study. If PennDOT does not require a study, the applicant will contribute \$10,000.00 for the upgrading of the intersection of route 11 and Wolfs Bridge Road.
6. Subject to approval by DEP of sewage facilities planning for the plan.
7. Subject to payment of recreation fee in lieu of dedication of park land.

Tracy Gleim seconded the motion and it passed unanimously.

**(TPF 07-9) SHEETZ DEVELOPMENT AT TRINDLE ROAD
SKETCH PLAN FOR INFORMAL COMMENT**

John Luciani, PE, of First Capital Engineering and Ron Lucan of Stevens & Lee and Michael LaCesa and Brian Soyka for Sheetz presented a sketch plan for informal comment from the Planning Commission. They understand that there is no deadline applicable in this matter. This is for a new Sheetz store at the northeast corner of Trindle Road and Army Heritage Drive. They will be extending the water and sewer lines from the north side of I-81 into the area. The plan proposes to combine 5 existing lots. Mark Carpenter suggested that they apply for rezoning so that all the lots are zoned the same (commercial highway) and they could move the entrance drive on Army Heritage Drive further north. They will continue to develop the plan and submit a preliminary plan in the near future.

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

Mark Carpenter presented a chart showing existing lot bulk area requirements for all township zoning districts and asked the Commission members to consider what minimum building setbacks, percentage of lot coverage and impervious coverage that should be allowed for conservation subdivisions in the OS, RF and RC zoning districts and provide him with any input.

OTHER BUSINESS:

**TOWNSHIP ENGINEER - DISCUSSION ON SUBDIVISION ORDINANCE
AMENDMENTS FOR OUTDOOR LIGHTING AND STORM WATER MANAGEMENT**

Bud Grove lead a discussion of lighting and storm water management. He provided information about lighting issues and a compilation of several lighting ordinances so that the Commission members can consider amendments to outdoor lighting ordinances. He also discussed karst topography and infiltration versus no infiltration and protection of ground water recharge areas to help in understanding storm water management issues in areas of karst geology.

Mike Buchanan expressed displeasure with the fact that a developer went to the Supervisors' meeting before coming to the Planning Commission. A suggestion was made to have a Planning Commission member at the Supervisors' meetings and to maybe have a disclaimer at the Supervisors' meetings to the effect that all submissions must go through the Planning Commission. Mark Carpenter offered to let the Planning Commission know if this should happen again in the future.

Mr. Buchanan also reported that he had looked at the DEP website data and LeTort Regional Authority information regarding a Greenway feasibility study.

Rod Groff expressed concern regarding intersection failures during heavy traffic generated by the car shows.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Steve Zeigler seconded the motion, it passed unanimously and the meeting was adjourned at 9:33 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission