

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
JUNE 14, 2010**

START TIME: 7:00 p.m.

END TIME: 8:04 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Steve Zeigler
Jim Dries
Mike Cornfield

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Tracy Gleim

AGENDA:

1. APPROVE PAST MINUTES OF MAY 10, 2010 AND MAY 24, 2010
2. PUBLIC COMMENT
3. TPF 09-6 PROPOSED ZONING ORDINANCE AMENDMENT
REGULATING WIND TURBINES
(BOS Public Hearing advertised for 08-04-2010)
4. ZHB 10-2 APPLICANT - SUN LANE
REVIEW SPECIAL EXCEPTION REQUEST TO ALLOW
AROMA THERAPY AND HOT ROCK THERAPY USES
AT 1215 HARRISBURG PIKE IN THE CH-COMMERCIAL
HIGHWAY ZONING DISTRICT
5. TPF 10-4 PROPOSED ZONING ORDINANCE AMENDMENT
DEVELOP REGULATIONS FOR SOLAR ENERGY USES

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MEETING MINUTES

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

APPROVE PAST MINUTES

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

PUBLIC COMMENT:

Mr. Claycomb asked for public comment and there was none.

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

There were some errors discovered in the proposed ordinance. Keith Brenneman, Township Solicitor is revising the proposed ordinance, then it will have to be advertised for a new hearing and the Planning Commission will review it at a future meeting.

**ZHB 10-2 APPLICANT - SUN LANE
REVIEW SPECIAL EXCEPTION REQUEST TO ALLOW
AROMA THERAPY AND HOT ROCK THERAPY USES
AT 1215 HARRISBURG PIKE IN THE CH-COMMERCIAL HIGHWAY
ZONING DISTRICT**

There was no one in attendance to represent the application. Mark Carpenter explained that the previous applicant has pulled out of their proposed massage business at the same property. This new applicant is applying for a special exception for this use. Larry Claycomb asked if there was any relationship between this applicant and the previous applicant. Mr. Carpenter stated that he did not know. Michael Buchanan pointed out that the lease date on the application is 8/1/2009, which was around the time that the previous applicant began their process. There was some discussion about the difference between massage, aroma therapy and hot rock therapy uses and special exception versus permitted use. Mr. Claycomb encouraged the Commission members to consider this application and prepare questions and proposed conditions for the applicant for the next meeting, June 28, 2010.

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**TPF 10-4 PROPOSED ZONING ORDINANCE AMENDMENT
DEVELOP REGULATIONS FOR SOLAR ENERGY USES**

Michael Buchanan, Jim Dries and Mark Carpenter are on the committee to work on this and need to meet again to discuss specifics of the proposed ordinance. They will report again when more work is done.

Michael Buchanan brought up a preserved farm in Lancaster County where the owners want to lease it for a solar farm use. The Planning Commission there has recommended denial. Larry Claycomb has a preserved farm and he pointed out that there is a sample deed of easement that states that it must stay in agriculture, and solar energy is not defined as agriculture. Mr. Carpenter thought it might have been in an agricultural conservation district, rather than a preserved farm. This may be something to consider when drafting the proposed solar ordinance.

OTHER BUSINESS:

Mark Carpenter said that he has been talking to persons interested in developing some of the vacant commercial lots along the Harrisburg Pike.

Larry Claycomb encouraged the members to get off the Turnpike at the Breezewood exit to see the poorly planned commercial strip development, if they are wondering why this commission exists.

There being no further business, Michael Buchanan made a motion to adjourn the meeting. Jim Dries seconded the motion and it passed unanimously at 8:04 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission