

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
June 24, 2013**

START TIME: 7:00 p.m.

END TIME: 9:31 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Jim Dries
Sean Oldfield
Steve Zeigler

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Keith Brenneman, Township Solicitor
Tracy Gleim
Vic Stabile

AGENDA:

APPROVE PAST MINUTES OF JUNE 10, 2013

PUBLIC COMMENT

- TPF 13-6 CUMBERLAND RANGE ESTATES
PRELIMINARY MAJOR SUBDIVISION PLAN
(BOS action deadline August 7, 2013)
- TPF 13-7 PROPOSED ZONING ORDINANCE AMENDMENT
MINIMUM FIXED MESSAGE INTERVALS FOR CHANGEABLE SIGNS
(BOS Public Hearing scheduled for June 28, 2013)
- ZHB 13-1 JHCK ENTERPRISES - SPECIAL EXCEPTION APPLICATION TO
ALLOW VEHICLE SERVICES USE ON PROPERTY IN VC DISTRICT
PER ZONING ORDINANCE SECTIONS 9.04.M. AND 14.46.
(Zoning Hearing Board hearing scheduled for July 10, 2013)

OTHER BUSINESS

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
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MEETING MINUTES

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

APPROVE PAST MINUTES OF JUNE 10, 2013.

Jim Dries made a motion to approve the minutes of the June 10, 2013, meeting as amended. The motion was seconded by Sean Oldfield and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 13-6 CUMBERLAND RANGE ESTATES
PRELIMINARY MAJOR SUBDIVISION PLAN
(BOS action deadline August 7, 2013)**

Bruce Darkes, Elizabeth Knouse, and Dave Weihbrecht were in attendance to represent the plan. Charles Smith and Scott Newhart who are neighbors of the proposed development were also in attendance. Mr. Weihbrecht has met with Mr. Grove and has also reviewed the various comments that he received. There have been several changes made to the storm water design which will address most of the comments on the design. There was extensive discussion about many issues. The neighbors who were in attendance expressed a few issues that are important to them.

**ZHB 13-1 JHCK ENTERPRISES - SPECIAL EXCEPTION APPLICATION TO
ALLOW VEHICLE SERVICES USE ON PROPERTY IN VC DISTRICT
PER ZONING ORDINANCE SECTIONS 9.04.M. AND 14.46.
(Zoning Hearing Board hearing scheduled for July 10, 2013)**

Howard Detraglia and Attorney Dick Stewart were in attendance to represent the plan. Mr. Detraglia distributed a new sketch of the building footprints on the aerial photo of the property, showing a future lean-to building to park the trucks in. Mr. Claycomb reviewed the purpose of the Planning Commission's consideration when reviewing and recommending on a special exception request. Many questions were asked and answered.

Sean Oldfield made the following motion.

"I move that we recommend approval of the JHCK Enterprises special exception request (ZHB 13-1) to allow vehicle services on property in the VC District with the following condition: Access to the site will be from Trindle Road only."

Mike Buchanan seconded the motion and it passed unanimously.

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TPF 13-7 PROPOSED ZONING ORDINANCE AMENDMENT
MINIMUM FIXED MESSAGE INTERVALS FOR CHANGEABLE SIGNS
(BOS Public Hearing scheduled for June 28, 2013)

Mr. Claycomb had prepared a couple of motions on this issue and distributed them to the commission members. They reviewed the motion and discussed the issue further.

Jim Dries made the following motion: "The Planning Commission recommends that the proposed zoning ordinance amendment be revised to limit all changeable signs to a minimum of 20 seconds per message change, for the following reasons:

1. Signs are intended to attract the attention of passing motorists and it can therefore be assumed that more sign messages will distract drivers more. (NCHRP Project 20-7)
2. The US Department of Transportation has reported that 5,870 people were killed in distracted driving crashes in 2008.
3. In the northbound lane of Route 11 between the Pennsylvania Turnpike and Roadway Drive there are 45 ingress and egress points into our out of the south bound lane and 42 ingress and egress points in the north bound lane where special attention is required by drivers to avoid a collision. This section of road demands a high level of driver attentiveness and any additional distractions threaten public safety.
4. On the portion of Highway Route 11 in Middlesex Township between the Pennsylvania Turnpike and Roadway Drive there are 42 on-site signs that would be impacted by this proposed amendment and the number of allowable message changes would be increased more than 90 fold.
5. The Scenic America group reports that the Federal Highway Administration set the standard of 4 seconds minimum between message changes without any public hearings and without any research into its potential impact on driver safety.
6. In Milwaukee County, Wisconsin, data showed that after a changeable sign was installed the number of collisions in the area of the sign increased an average of 26%.
7. The nations of Israel and Sweden have researched the impact of changeable signs on driver safety and as a result have banned them entirely.

Seconded by Sean Oldfield and passed unanimously.

OTHER BUSINESS:

There being no further business, Steve Zeigler made a motion to adjourn the meeting. The motion was seconded by Sean Oldweiler and passed unanimously at 9:31 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission