

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
June 25, 2007**

START TIME: 7:00

END TIME: 8:42

MEMBERS PRESENT:

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

STAFF PRESENT:

Keith Brenneman, Township Solicitor
Mark Carpenter, Zoning Officer
Margie Flatley, CMT, Secretary
Jeff Kelly, Cumberland County Planner

MEMBERS & STAFF ABSENT;

David Hukill
Bud Grove, Township Engineer

AGENDA:

1. APPROVE MINUTES OF MAY 29, 2007, AND JUNE 11, 2007
2. PUBLIC COMMENT
3. (TPF 07-8) CUMBERLAND RECYCLING INCORPORATED
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
(Review period ends – September 8, 2007)
4. (TPF 05-7) DRAFT ZONING ORDINANCE AMENDMENT
CONSERVATION SUBDIVISION DESIGN
(comment on working draft for BOS)

MEETING MINUTES:

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

APPROVE PAST MINUTES OF MAY 29,, 2007

Mike Buchanan made a motion to accept the minutes with a few changes. Steve Zeigler seconded the motion and it passed unanimously

APPROVE PAST MINUTES OF JUNE 11, 2007

Rod Groff made a motion to accept the minutes with a few changes. This was seconded by Steve Zeigler and passed unanimously.

PM 06-25-07 (as approved 07-09-07)

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

Representing the plan were Charles Nowak, Project Manager; Josh Roberts, Manager, Cumberland Recycling; Jennifer Garcia, and Fawn Cassel, Dawood Associates.

The comments from Cumberland County were reviewed. There will be no additional employees as a result of this expansion. It is storage area only. A letter noting approval from Cumberland County Conservation District was submitted. The comments from Bud Grove, Township Engineer, were reviewed. Questions were asked and answered. Mark Carpenter stated that Mr. Grove feels that the Commission can move the plan forward and that any discrepancies can be worked out between his office and Dawood. There was some discussion regarding dust levels and parking. Comments submitted by Larry Claycomb were reviewed. The commission would like them to add a note on the plan that there will be no direct or indirect light glare onto adjoining properties. The commission decided to exclude item 2 from Mr. Claycomb's comments.

Rick Gines presented the following motion:

"Pursuant to Preliminary / Final Subdivision Land Development Plan #07-8 submitted June 1, 2007, titled Preliminary/Final Subdivision Plan for Cumberland Recycling I move that we recommend granting the five waivers requested."

This was seconded by Steve Zeigler and passed unanimously.

Rick Gines made the following motion:

"I move that we recommend approval of Preliminary / Final Subdivision Land Development Plan #07-8 submitted June 1, 2007, titled Preliminary/Final Subdivision Plan for Cumberland Recycling with the following conditions:

1. That the comments of the Cumberland County Planning Commission listed in review report #07-150 be met.
2. That the comments of Larry Claycomb in his letter dated June 25, 2007, be met, excluding item #2.
3. That the review comments of Township Engineer Bud Grove dated June 25, 2007, be met.
4. That a note be added to the plan stating that no direct or indirect lighting will be reflected onto adjoining properties."

This was seconded by Mike Buchanan and passed unanimously.

PM 06-25-07 (as approved 07-09-07)

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

Mark Carpenter, Township Zoning Officer, had asked the Commission members to consider the minimum standard for lots. Larry Claycomb asked about whether we can have this conservation subdivision design without public water and sewer. Mark mentioned a community on-lot sewage system could be used, but that due to the poor soils in the north part of the township, such development would not likely occur without public water and sewer. He also stated that the ordinance already addresses this issue. Mark feels that the setbacks should be reduced relative to the existing ordinance. There was lively discussion regarding setbacks for main buildings such as houses. The Commission members felt that aggregate language for side yard setbacks would be preferable to allow more flexibility. Most members agree to 5 or 10 foot side and rear yard setbacks for accessory structures like sheds. There was more discussion on lot sizes and percentages of open space. The Commission members felt that impervious area in each district should remain the same as in the current ordinance.

Mark has an email from Natural Lands Trust with good examples of conservation design. Mike Buchanan talked about some information that he had seen regarding these kinds of details. He suggested that the members check out the North Coventry Township, PA, conservation design ordinances. Mark will prepare the draft of the ordinance to distribute to the Commission.

Bud Grove will be at the next meeting to talk about the proposed lighting and storm water ordinances.

There being no further business, a motion was made by Tracy Gleim to adjourn the meeting. It was seconded by Mike Buchanan and passed unanimously at 8:42 p.m.