

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
JUNE 25, 2012**

START TIME: 7:00 p.m.

END TIME: 9:47 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracy Gleim
Jim Dries
Steve Zeigler
Vic Stabile

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Rod Groff

AGENDA:

APPROVE PAST MINUTES OF JUNE 11, 2012

PUBLIC COMMENT

- TPF 12-03 CAMPING WORLD
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day review period August 1, 2012)
- TPF 12-04 QUALITY INN
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day review period August 1, 2012)
- TPF 12-11 CARLISLE MOOSE LODGE
FINAL MINOR LOT ADDITION AND LOT CONSOLIDATION PLAN
FINAL MAJOR LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day review period August 1, 2012)
- TPF 12-15 PROPOSED REZONING LI TO C/LI FOR AREA WEST OF WOLF'S
BRIDGE ROAD TO ALLOW COMPATIBLE USES CONSISTENT WITH
ADJACENT ZONING DISTRICT IN NORTH MIDDLETON TOWNSHIP
REVIEW DRAFT LIST OF PROPOSED USES

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TPF 12-19 **LNG FUELING FACILITY AT FLYING J TRAVEL CENTER
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN**
(Last BOS prior to end of 90 day review period September 5, 2012)

OTHER BUSINESS

MEETING MINUTES

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

APPROVE PAST MINUTES OF JUNE 11, 2012.

Tracy Gleim made a motion to approve the minutes of the June 11, 2012, meeting as submitted. The motion was seconded by Michael Buchanan and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 12-19 LNG FUELING FACILITY AT FLYING J TRAVEL CENTER
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN**
(Last BOS prior to end of 90 day review period September 5, 2012)

Aydin Manouchehri, project engineer of Clean Energy and Ben Steckler Project manager of the Fieldler Group, along with James Snyder of Snyder, Secary and Associates, were in attendance at the meeting. Mr. Claycomb presented a short summary of the information that was provided to the Commission at the last meeting. There were many questions about the routine operations of this system and the safety features that are incorporated in the design of the station and the trucks. Jeff Kelly, Cumberland County Planning Commission, reviewed the County's comments briefly. Bud Grove had submitted comments about this plan in writing. Mark Carpenter, Township Zoning Officer, relayed comments from the Fire Chief, Ed Beam, who had a number of questions to which he will require written answers. They will address the comments and return to the next Planning Commission meeting with their special exception and/or variance requests.

**TPF 12-03 CAMPING WORLD
PRELIMINARY FINAL LAND DEVELOPMENT PLAN**
(Last BOS prior to end of 90 day review period August 1, 2012)

Clark Wicklund of Alliance Engineering, and Brian Fischbach, PE, were in attendance. Bud Grove reviewed his comments and the waiver requests that need to be addressed

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regarding the Land Development Plan and the Storm Water Management Plan. Jeff Kelly, Cumberland County Planning Commission, reviewed the comment from the County. Other questions were asked and answered.

Michael Buchanan made the following motion.

"I move we recommend approval of the 13 waivers requested for TPF 12-03 titled Camping world Preliminary Final Land Development Plan dated 12/27/2011 and revised 06/12/2012 provided.

1. The correct ordinance section references are cited.
2. A clean waiver letter addressing all requested waivers is provided.
3. All correct waivers are to be included on the plan title page of the Land Development Plan."

Tracy Gleim seconded the motion and it passed unanimously.

Michael Buchanan made the following motion.

"I move we recommend approval of TPF 12-03 titled Camping World Preliminary Final Land Development Plan dated 12/27/2011 and revised 06/12/2012 with the following conditions:

1. That the conditions stated in the Cumberland County review #12-006 dated January 13, 2012 be met.
2. That the conditions stated in the 3 letters of Bud Grove, Township Engineer, to Larry Claycomb dated 06/25/2012 be met. There are 4 conditions listed.
3. That an NPDES permit be obtained."

Tracy Gleim seconded the motion and it passed unanimously.

They will be at the Board of Supervisors meeting on Friday, June 29, 2012, at 7:30 a.m.

**TPF 12-04 QUALITY INN
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day review period August 1, 2012)**

Brian Fischbach, PE, and Carl Wicklund were in attendance regarding this plan. Jeff Kelly, Cumberland County Planning Commission, had a question regarding parking requirements. Bud Grove reviewed his comments.

Jim Dries made the following motion.

"I move we recommend approval of the 5 waivers requested for TPF-04 titled Quality Inn Preliminary Final Land Development Plan dated 12/27 2011 and revised June 4, 2012."

Steve Zeigler seconded the motion and it passed unanimously.

Then Mr. Dries made the following motion.

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"I move we recommend approval of TPF-04 titled Quality Inn Preliminary Final Land Development Plan dated 12/27/2012 and revised 06/04/2012 with the following conditions:

1. That the conditions sated in the Cumberland County review #12-012 dated January 12, 2012 be met.
2. That the 6 conditions stated in the 2 letters of Bud Grove, township Engineer, to Larry Claycomb dated June 22, 2012, and June 25, 2012, be met."

Steve Zeigler seconded the motion and it passed unanimously.

TPF 12-15 PROPOSED REZONING LI TO C/LI FOR AREA WEST OF WOLF'S BRIDGE ROAD TO ALLOW COMPATIBLE USES CONSISTENT WITH ADJACENT ZONING DISTRICT IN NORTH MIDDLETON TOWNSHIP REVIEW DRAFT LIST OF PROPOSED USES

Betsy Davison of H. Edward Black & Assoc., Bob Unger of Cumberland Design and Building and Dave Lutz with Pine Hill Development were in attendance.

Ms. Davison distributed the proposed rezoning document and there was extensive discussion regarding the details. The Planning Commission will review the proposal and bring their thoughts to the next meeting.

**TPF 12-11 CARLISLE MOOSE LODGE
FINAL MINOR LOT ADDITION AND LOT CONSOLIDATION PLAN
FINAL MAJOR LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day review period August 1, 2012)**

The Moose decided not to come to tonight's meeting so their item is tabled.

OTHER BUSINESS:

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Jim Dries and passed unanimously at 9:47 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission