

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
June 27, 2016**

START TIME: 7:00 p.m.

END TIME: 9:07 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracy Gleim
Jim Dries
Randy Waggoner
Jim O'Connell

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Steve Zeigler
Keith Brenneman, Township Solicitor

AGENDA:

APPROVE PAST MINUTES OF JUNE 13, 2016

PUBLIC COMMENT

- TPF 15-4 CUMBERLAND VALLEY COMMONS
PRELIMINARY SUBDIVISION PLAN AND LAND DEVELOPMENT PLAN
(BOS action deadline September 7, 2016)
- TPF 16-1 LIBERTY AT MIDDLESEX DISTRIBUTION & WAREHOUSING
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
(BOS action deadline July 6, 2016)
- TPF 15-8 CUMBERLAND RANGE ESTATES PHASE TWO
FINAL SUBDIVISION PLAN
(BOS action deadline September 7, 2016)

OTHER BUSINESS

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
June 27, 2016**

MEETING MINUTES

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

APPROVE PAST MINUTES OF JUNE 13, 2016.

Jim Dries made a motion to approve the minutes of the June 13, 2016, meeting as amended. The motion was seconded by Randy Waggoner and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 15-4 CUMBERLAND VALLEY COMMONS
PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN
(BOS action deadline September 7, 2016)**

John Murphy and Tom Scully of Alpha Development were in attendance to represent the plan. Mr. Murphy explained that they had made substantial changes in response to comments from the Planning Commission and Bud Grove, Township Engineer, from last year. They would like comments on the current plan so that they can move forward with the process. Questions were asked by the Planning Commission members and answered by the applicants. There was in-depth discussion on several issues such as mowing of open space, questions of street trees versus lot trees, pedestrian access to open space. Mark Carpenter, Township Zoning Officer, brought up a couple of items that were of concern to Barry Sherman, Director of Public Safety such as room to push snow in the winter, parking restrictions on cul-de-sacs in the wintertime, and parking on only one side of the street during the winter on the other roads, Mr. Claycomb commented that their representation of the brush on a part of the plan was inaccurate. He had been out to the site and walked off the area. Also, the brush that is there is on the Norfolk Southern property. There is no guarantee that the railroad will not cut the existing brush at any time. He feels that the print is incorrect and needs to be corrected. Mr. Grove addressed their waivers in a separate memo. He had a meeting with the applicant and they reviewed his comments at that time. Mr. Murphy asked if the Planning Commission would vote on the waivers and Mr. Claycomb stated that they would review the waivers but not vote on them until the plan is ready to be voted on. He proceeded to review all of the waiver requests. The applicant will return with all of the comments addressed for the Planning Commission to act on the plan.

MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
June 27, 2016

TPF 16-1 LIBERTY AT MIDDLESEX DISTRIBUTION & WAREHOUSING
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
(BOS action deadline July 6, 2016)

Michael Alderman Vice President, Leasing & Development, and Casey Noble, Associate Project Manager of Liberty Property Trust; Craig Mellott, PE, PTOE, Principal/Central PA Regional Leader of TPD Traffic Planning and Design, Inc.; and Josh Weidler, PE, of WCBM were in attendance to represent the plan.

They have changed the plan to address all of the comments that they had received. Bud Grove, Township Engineer, reviewed his comments with the applicant last week in a private meeting. Mr. Grove said that there is nothing major that still needs to be addressed. Jeff Kelly, Cumberland County Planning Commission, reviewed his comments with the applicant.

The following motion was made by Randy Waggoner.

"I move that we recommend approval of the seven waivers requested on TPF 16-1, titled Liberty at Middlesex & Warehousing Preliminary / final Land Development Plan as last revised May 17, 2016."

This was seconded by Tracy Gleim and passed unanimously.

Tracy Gleim recommended approval of the public sewer planning exemption. This was seconded by Randy Waggoner and passed unanimously.

Randy Waggoner also made the following motion.

"I move we recommend approval of TPF 16-1, titled Liberty at Middlesex Distribution & warehousing Preliminary / Final Land development Plan as last revised May 17, 2016, with the following conditions.

1. That the comments of the Cumberland County Planning Commission listed in review report 16-051 dated April 18, 2016, be met.
2. That the comments of the letter from Township Engineer Bud Grove to Larry Claycomb dated June 24, 2016, be met.
3. Recommend approval of 25 foot high lighting request."

This was seconded by Jim Dries and passed unanimously.

TPF 15-8 CUMBERLAND RANGE ESTATES PHASE TWO
FINAL SUBDIVISION PLAN
(BOS action deadline September 7, 2016)

Elizabeth Knouse Foote and Dean Foote were in attendance to represent the plan. Bud Grove, Township Engineer, reviewed the comments with the Planning Commission and the applicant. Jeff Kelly, Cumberland County Planning Commission, reviewed the County comments with the applicant. Questions were asked and answered. Mark

MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
June 27, 2016

Carpenter, Township Zoning Officer, reviewed a letter from Glace Associates about proposed public sewer and water utilities shown on the plan.

Jim O'Connell made the following motion.

"Since we believe that the changes from the Preliminary Plan are not significant, I move we recommend approval of TPF 16-2, Cumberland Range Estates Phase II, Final Subdivision Plan, with the following conditions.

1. That the comments in the letter from Robert A. Reisinger of Glace Associates, Inc., to Rory Morrison dated June 21, 2016, be met.
2. That the conditions of the Cumberland County Planning Commission Report #16-078 dated June 13, 2016, be met.
3. That the comments of the letter from Township Engineer Bud Grove to Larry Claycomb dated, 27 July 2016, be met with the provision of the bonding for loop street mentioned in comment #2 be moved to phase III.

This was seconded by Randy Waggoner and passed unanimously.

OTHER BUSINESS:

Mark Carpenter, Township Zoning Officer said he will soon be issuing a demolition permit for the former Western Sizzlin restaurant building.

Mark Carpenter, Township Zoning Officer said the former Turkey Hill property will be used as a car lot, and the fuel tanks were taken out last week.

There being no further business, Michael Buchanan made a motion to adjourn the meeting. The motion was seconded by Tracy Gleim and passed unanimously at 9:07 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission