

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
JULY 9, 2007**

START TIME: 7:00 p.m.

END TIME: 8:54 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Steve Zeigler
Rick Gines

STAFF PRESENT:

Margie Flatley, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Dave Gill, PE from Grove Associates

MEMBERS & STAFF ABSENT:

David Hukill
Tracy Gleim
Bud Grove, Township Engineer

AGENDA:

1. APPROVE PAST MINUTES OF JUNE 25, 2007
2. PUBLIC COMMENT
3. (TPF 07-9) APPALACHIAN TRAIL CROSSING AT SR0944
SKETCH PLAN FOR INFORMAL COMMENT
4. (TPF 07-10) PROPOSED ZONING ORDINANCE AMENDMENT
OUTDOOR LIGHTING REGULATIONS
5. (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.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
JULY 9, 2007**

APPROVE PAST MINUTES OF JUNE 25, 2007

Steve Zeigler made a motion to accept the minutes and it was seconded by Mike Buchanan.

Larry Claycomb asked Mark Carpenter about replacing Commission member David Hukill and suggested advertising in the newspaper. A few names were suggested and Mark Carpenter said he would advertise in the newspaper and township newsletter. Mr. Carpenter explained that the Board of Supervisors wants suggestions of candidates in order to interview them and fill the vacancy.

There was discussion about having a picnic in the fall, maybe at Rick's house.

**(TPF 07-9) APPALACHIAN TRAIL CROSSING AT SR0944
SKETCH PLAN FOR INFORMAL COMMENT**

Mark Carpenter explained that the Appalachian Trail people had gone to the supervisor's meeting about putting a pedestrian underpass under route 944. Drawings distributed to the commission members for their comments. The Appalachian Trail actually does not need approval for this project. It was reported that the Board of Supervisors, apparently, was quite critical of the project. Larry Claycomb had stepped off the sight distance this afternoon and mentioned that it was 350 feet. He talked to a couple of hikers from Texas who were there and they felt it was quite safe and the underpass was unnecessary. Since 20% of the HATS money has to go to bike trails and pedestrian trails, this project has developed quickly. Larry Claycomb asked about what kind of protection there is if a car should go off the road. They will be adding guide rails at the location of the project. Mark Carpenter suggested that a "hiker crossing" sign should be put up at the approach to the trail. Larry Claycomb suggested that they light the tunnel at night. Rod asked why a tunnel and not a bridge. Mark said that a bridge would cost a lot more money and that the hikers will not use a bridge. They don't like to climb stairs.

**(TPF 07-10) PROPOSED ZONING ORDINANCE AMENDMENT
OUTDOOR LIGHTING REGULATIONS**

Dave Gill, PE, from Grove Associates was in attendance to help the Commission understand more about the sample lighting ordinances that Bud Grove had distributed at the June 11, 2007, meeting. He made an overall statement about the information and asked for questions. Mike Buchanan felt that the lighting information goes well with the new sign ordinance which was adopted last year.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
JULY 9, 2007**

Larry Claycomb expressed the idea that the Commission needs to make sure that nothing in the lighting ordinance contradicts information in the sign ordinance. There was some discussion about this. Larry had questions about the definitions of "cutoff" and "shielded", "illuminants" and "incidental light." He feels that the ordinance needs good definitions. There was some discussion about the definition of "watt," whether we need to have it in there. Mark Carpenter stated that he prefers to have the definitions in so that there is no question of the meaning of terms used in the ordinance. There was a discussion of usage of "State" vs "state" vs "Commonwealth." Mike Buchanan brought up the issue of flags and whether any flag can be illuminated or just the US Flag and the State Flag. Mark Carpenter suggested that the Commission obtain some legal advice about that. There was discussion about outdoor miniature lights. Mike Buchanan stated that he prefers to take out the phrase "temporary holiday residential lighting from mid-November to mid-January" and allow them anytime to encompass anyone's holidays. There was discussion about the meaning of "average maintained foot candles," "minimum and maximum and uniformity." The proposed ordinance needs definitions of these terms. There was more discussion about the levels and what they mean. Dave Gill explained that in regard to lighting intensity, full moon light is 0.01 to 0.1 foot candles, a cloudy day is 6-8 foot candles and sun light at the beach on a bright day is 30,000 foot candles. Dave Gill suggested getting a light meter, which would cost about \$300.00 to see what intensity of foot candles exist already in different areas of the township. Mark Carpenter said that he thinks he can get a hold of a light meter. When changing light fixtures, one would have to submit another lighting plan and make the lighting conforming. There was a discussion about if building façade lighting should be allowed, and if other types of lighting should be allowed. The Commission mentioned that they want to limit excess light spillage onto adjacent properties. There was discussion of different pavement surfaces and what percentage reflects upward. Dave Gill explained that the surface reflectivity of new asphalt is 3% and of snow is 75%. Mike Buchanan suggested surveying the local businesses and letting them know that the Commission is working on a lighting ordinance and get their comments. Lighting standards for nighttime use of sports fields were discussed. The section on cul-de-sac lighting relating to radii needs to be reworded for clarity. Standards for lighting signs and billboards must be consistent with those in the sign section of the ordinance and may need to be cross referenced between these sections. The Commission members went through the model ordinance in detail. Dave Gill will also add information addressing light loss factors that would increase sky glare.

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

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
JULY 9, 2007**

Mark had no further information on the draft ordinance.

OTHER BUSINESS:

Sheetz has submitted an informal sketch plan for the Trindle Road and Army Heritage Drive site, which Mark Carpenter will give to Larry Claycomb to look over. They would like to have some feedback and submit their preliminary plan by the end of the month. Larry Claycomb suggested that any input be given to Mark Carpenter for inclusion in his comments.

Mark Carpenter suggested that the regular meeting scheduled for July 23 be cancelled since there are no plans submitted for review. The Commission reached a consensus that the July 23 meeting would be cancelled.

There being no further business, Rod Groff made a motion to adjourn the meeting. Mike Buchanan seconded the motion and it passed unanimously at 8:54 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission