

MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
July 9, 2012

START TIME: 7:00 p.m.

END TIME: 9:21 p.m.

MEMBERS PRESENT:

Larry Claycomb
Rod Groff
Michael Buchanan
Steve Zeigler
Tracy Gleim
Jim Dries
Victor Stabile

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer

MEMBERS & STAFF ABSENT:

AGENDA:

APPROVE PAST MINUTES OF JUNE 25, 2012

PUBLIC COMMENT

- TPF 12-05 CARLISLE SPORTS EMPORIUM INC
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
- ZHB 12-3 CLEAN ENERGY – REVIEW SPECIAL EXCEPTION REQUEST TO
ALLOW EXPANSION OF NONCONFORMING IMPERVIOUS AREA FOR
LNG FUELING FACILITY AT FLYING J TRAVEL CENTER
(Zoning Hearing scheduled for August 8, 2012)

OTHER BUSINESS

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
July 9, 2012**

MEETING MINUTES

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

APPROVE PAST MINUTES

Jim Dries made a motion to approve the minutes from June 25, 2011, as amended. Steve Zeigler seconded the motion and it passed unanimously.

PUBLIC COMMENT:

Mr. Claycomb asked for public comment and there was none.

**TPF 12-05 CARLISLE SPORTS EMPORIUM INC
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)**

Mark Carpenter, Township Zoning Officer, advised the commission that the above two applicants will not be in attendance at tonight's meeting.

Victor Stabile made a motion to table these items and Jim Dries seconded the motion which 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**

Robert Unger of Cumberland Design and Building and Betsy Davison of H. Edward Black were in attendance. Larry Claycomb briefly reviewed the purpose of the proposed amendment. Mr. Claycomb reviewed the proposed zoning draft document and made comments as he went through them. The Planning Commission members then made their individual comments for the applicants also.

MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
July 9, 2012

During this discussion, the fact that the turnpike is planning a service ramp near Wolfs Bridge Road and a maybe a salt storage facility on the other side of the Turnpike near Gasoline Alley came up. Having not heard of this plan before, Vick Stabile reviewed some of the history of the township's relationship with the Turnpike when they redesigned the ramps at the Carlisle exit.

There was lengthy discussion about all of the issues and when the commission was done, as a result, Michael Buchanan provided a summary of what was said. They will come back with a proposed text amendment to the Light Industrial Zoning District.

**ZHB 12-3 CLEAN ENERGY – REVIEW SPECIAL EXCEPTION REQUEST TO
ALLOW EXPANSION OF NONCONFORMING IMPERVIOUS AREA
FOR LNG FUELING FACILITY AT FLYING J TRAVEL CENTER
(Zoning Hearing scheduled for August 8, 2012)**

Jim Snyder of Snyder, Secary & Associates, LLC, Ben Steckler Project manager of the Fieldler Group, and John Andrews from McNees, Wallace and Nurich. Mr. Andrews reviewed the project. In the process of working on the Land Development Plan, they came to understand that an application for Special Exception is necessary to increase the impervious coverage. The existing coverage is 65.8%. The proposed coverage is 68.0%. The commission members will review the materials presented and will probably be able to make a recommendation at the next meeting.

OTHER BUSINESS:

Jim Dries asked that they have the information by the Friday before the meeting, especially the comments from the Township Engineer. He is also disappointed in the electronic billboard that is on the Pike with the red and yellow sign that is not allowed in the ordinance. Mark will get on them to correct that.

Mark Carpenter, Township Zoning Officer, gave out some revised comments for the Sports Emporium plan and the Moose Lodge Plan.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Steve Zeigler seconded the motion and it passed unanimously at 9:21 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission