

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
July 9, 2018**

START TIME: 7:00 p.m.

END TIME: 7:46 p.m.

MEMBERS PRESENT:

Larry Claycomb
Michael Buchanan
Steve Zeigler
Jim Dries
Randy Waggoner
Jim O'Connell

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Tracy Gleim

AGENDA:

APPROVE PAST MINUTES OF JUNE 25, 2018

PUBLIC COMMENT

- TPF 18-2 FINAL LAND DEVELOPMENT PLAN FOR
 JACK WILLIAMS TIRE & AUTO SERVICE CENTER
 (BOS action deadline October 3, 2018)
- TPF 18-5 PROPOSED ZONING ORDINANCE TEXT AMENDMENTS TO ARTICLE
 XIV, SECTION 14.61 WHOLESALING, STORING, WAREHOUSING,
 AND DISTRIBUTION CENTERS, ITEMS 14.61.A. AND 14.61.F.
 (BOS scheduled Public Hearing for July 27, 2018 at 7:30 AM)
- TPF 18-6 SKETCH PLAN OF PROPOSED WAREHOUSE
 AT 1700 HARRISBURG PIKE
- TPF 18-7 PRELIMINARY FINAL MINOR LOT CONSOLIDATION & SUBDIVISION
 PLAN FOR YRC WORLDWIDE INC.
 (BOS action deadline October 3, 2018)

OTHER BUSINESS:

MEETING MINUTES

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

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APPROVE PAST MINUTES

Randy Waggoner made a motion to approve the minutes from June 25, 2018, as amended. Michael Buchanan seconded the motion and it passed unanimously.

PUBLIC COMMENT:

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

**TPF 18-2 FINAL LAND DEVELOPMENT PLAN FOR
JACK WILLIAMS TIRE & AUTO SERVICE CENTER
(BOS action deadline October 3, 2018)**

John Madden was in attendance to represent the plan. He gave an overview of the proposed plan for the Planning Commission members. They are waiting for comments from Bud Grove, the township engineer. He reviewed the storm water plan at the request of Mark Carpenter, Township Zoning Officer. Questions were asked and answered. Mr. Claycomb reviewed the County comments.

**TPF 18-5 PROPOSED ZONING ORDINANCE TEXT AMENDMENTS TO ARTICLE
XIV, SECTION 14.61 WHOLESALING, STORING, WAREHOUSING,
AND DISTRIBUTION CENTERS, ITEMS 14.61.A. AND 14.61.F.
(BOS scheduled Public Hearing for July 27, 2018 at 7:30 AM)
and**

**TPF 18-6 SKETCH PLAN OF PROPOSED WAREHOUSE
AT 1700 HARRISBURG PIKE**

Justin Kuhn and Terri Delo of BL Companies were in attendance to represent the plan. Christian Evangelista of NorthPoint Development, LLC was present via telephone to answer questions about the text amendment. Jim Dies referred to the County comments while asking his questions. Michael Buchanan had a question about the height of 55 feet, if this will be the end of it or how high do we go? Randy Waggoner had a question about the lot width requirement. Larry Claycomb had several questions about the application which were fielded by Mr. Evangelista. Larry Claycomb explained his opinion that the application for text amendment is incomplete in that it appears to only justify a warehouse development and does not provide any data to support the specific requests to decrease the minimum frontage requirement and increase the maximum building height requirement. Larry Claycomb also explained his opinion that language in the application referring to the Carlisle area as a City is not appropriate since the term City is not a generic term and is specifically defined in Pennsylvania.

Terri Delo explained the sketch plan to the Planning Commission members. There were questions about traffic flows, screening, and nomenclature on the sketch plan. Mr.

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Claycomb reiterated that this is a sketch plan and that the Planning Commission is not obligated to act upon it. Mr. Carpenter presented an email from Mr. Grove to Ms. Delo and Mr. Kuhn which expresses concerns about storm water management and truck traffic access which would require geometric changes to Embers Drive. They plan to make their plan submission by July 23 for review at the August meetings.

**TPF 18-7 PRELIMINARY FINAL MINOR LOT CONSOLIDATION & SUBDIVISION
PLAN FOR YRC WORLDWIDE INC.
(BOS action deadline October 3, 2018)**

Brian Clement from H.F. Lenz Co. was in attendance to represent the plan. He explained the purpose of the submission to the Planning Commission members. They want to divide the property in order to sell part of it to another company named SAIA LTL. YRC owns two parcels at this time. They need to consolidate these lots into one lot and then subdivide it. Mr. Carpenter gave a copy of the County comments to Mr. Clement, which were reviewed.

Mr. Clement asked the Commission if they would take a look at the sketch plan for the development and they agreed to take a look at it. He proceeded to explain their proposal in a moderate amount of detail. Mr. Carpenter pointed out that new lighting would need to comply with the newer lighting ordinance. They will await the comments from Bud Grove and come back.

OTHER BUSINESS:

Mark Carpenter announced that he had some information for the chicken subcommittee. Jim Dries said that Page A5 of the subdivision ordinance is incorrect. Mark Carpenter will check to see what needs to be done to fix it.

There being no further business, Randy Waggoner made a motion to adjourn the meeting. Jim Dries seconded the motion and it passed unanimously at 8:55 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission