

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
July 10, 2017**

START TIME: 7:00 p.m.

END TIME: 9:00 p.m.

MEMBERS PRESENT:

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

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

AGENDA:

APPROVE PAST MINUTES OF MAY 8, 2017

PUBLIC COMMENT

- TPF 16-8 DRAFT MIDDLESEX TOWNSHIP SUBDIVISION & LAND DEVELOPMENT
ORDINANCE – REVIEW AND PROVIDE COMMENTS ON TO TOWNSHIP
ENGINEER FOR FUTURE CONSIDERATION BY BOARD OF SUPERVISORS
- ZHB 17-1 REVIEW APPLICATION OF STEVE BOORE AND CARLISLE AUTO & TRUCK
SALVAGE, LLC FOR A SPECIAL EXCEPTION TO ALLOW
RECONSTRUCTION OF A FIRE DESTROYED BUILDING AS PART OF A
NON-CONFORMING AUTO AND LIGHT TRUCK PART SALVAGE BUSINESS
USE. REVIEW PER ZONING ORDINANCE SECTION 17.07.
(Zoning Hearing scheduled for August 9, 2017)
- TPF 17-10 REVIEW PROPOSED SUBDIVISION & LAND DEVELOPMENT ORDINANCE
AMENDMENT ON FEE IN LIEU OF DEDICATION CALCULATIONS FOR NON-
RESIDENTIAL SUBDIVISION AND LAND DEVELOPMENT
(BOS public hearing scheduled for July 28, 2017 at 7:30 am)
- TPF 17-11 DISCUSSION ABOUT POSSIBLE ZONING ORDINANCE AMENDMENT TO
PROVIDE FOR NON-COMMERCIAL KEEPING OF CHICKENS

OTHER BUSINESS

MEETING MINUTES

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

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APPROVE PAST MINUTES

Michael Buchanan made a motion to approve the minutes from May 8, 2017, as amended. Jim Dries seconded the motion and it passed unanimously.

PUBLIC COMMENT:

Mr. Claycomb asked for public comment and Dr. Stanley Tarka had a comment about the possible keeping of backyard chickens. He felt that this would be a large step backwards for the township. He recommended that the Planning Commission talk to the Penn State Poultry Commission about the spread of disease from backyard chickens. Salmonella and E. coli are quite prevalent. He feels that it is a public health concern to allow backyard chickens in a housing development.

**ZHB 17-1 REVIEW APPLICATION OF STEVE BOORE AND CARLISLE AUTO & TRUCK SALVAGE, LLC FOR A SPECIAL EXCEPTION TO ALLOW RECONSTRUCTION OF A FIRE DESTROYED BUILDING AS PART OF A NON-CONFORMING AUTO AND LIGHT TRUCK PART SALVAGE BUSINESS USE. REVIEW PER ZONING ORDINANCE SECTION 17.07.
(Zoning Hearing scheduled for August 9, 2017)**

John Madden of Madden Engineering and Steve Boore, equitable owner, were in attendance to represent the plan. The business was destroyed by fire last January and they want to rebuild the business. Since it is a non-conforming use, they need to come to the Planning Commission and then the Zoning Hearing Board for a special exception. Mr. Madden reviewed the plans for the Planning Commission members. Questions were asked and answered about the process of bringing in cars and draining the fluids and moving them into inventory. Tracy Gleim asked why this land was zoned Residential Farm to begin with when the zoning was originally done in the 1970s. Nobody really knew why. The owners want to pursue the special exception and not pursue a change in zoning. Mark Carpenter, Township Zoning Officer, pointed out a couple of items from the stand-alone junkyard ordinance and he encouraged Mr. Boore to look that ordinance over and be prepared to agree to the items in it. The applicant will be back at the next meeting in two weeks.

TPF 16-8 DRAFT MIDDLESEX TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE – REVIEW AND PROVIDE COMMENTS ON TO TOWNSHIP ENGINEER FOR FUTURE CONSIDERATION BY BOARD OF SUPERVISORS

Bud Grove, Township Engineer, sent an e-mail on Monday with a new .pdf of the SLDO document. Mr. Carpenter asked who wanted paper copies and who wants to work with the .pdf. Michael Buchanan, Larry Claycomb, Jim Dries want paper copies. Mark Carpenter, Township Zoning Officer, will make them up after he gets back from vacation. The Planning Commission members will look over the new SLDO and be ready to make recommendations at the next meeting.

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**TPF 17-10 REVIEW PROPOSED SUBDIVISION & LAND DEVELOPMENT ORDINANCE
AMENDMENT ON FEE IN LIEU OF DEDICATION CALCULATIONS FOR NON-
RESIDENTIAL SUBDIVISION AND LAND DEVELOPMENT
(BOS public hearing scheduled for July 28, 2017 at 7:30 am)**

There were questions about the "fee in lieu" item on the agenda. Mr. Carpenter explained the difference between the old rule and the proposed rule.

Michael Buchanan made the following motion.

"I move that we approve the proposed amendment to the Middlesex Township Subdivision and Land Development Ordinance for Fee in Lieu of Dedication for Non-Residential Subdivision and Land Development."

This was seconded by Randy Waggoner and passed unanimously.

**TPF 17-11 DISCUSSION ABOUT POSSIBLE ZONING ORDINANCE AMENDMENT TO
PROVIDE FOR NON-COMMERCIAL KEEPING OF CHICKENS**

Mark Carpenter, Township Zoning Officer, explained to the Planning Commission that some residents inquired about non-commercial keeping of chickens. He explained that Cumberland County has a model. Silver Spring Township has an ordinance. The Homeowners Association at The Meadows has come out against allowing chickens in their development which is within their power to do. Mr. Carpenter will send copies of the County model and the other local ones to the Planning Commission members. The Commission will discuss this further at the next meeting.

OTHER BUSINESS:

Larry Claycomb brought up the issue of Air B&Bs. Should the Township allow them? Does the Planning Commission want to consider this issue? Mr. Carpenter said that the County had a Lunch and Learn on this topic and they may be working on something about this. He will find out what he can about it.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Michael Buchanan seconded the motion and it passed unanimously at 9:00 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission