

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
JULY 14, 2008**

START TIME: 7:00 p.m.

END TIME: 8:55 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Tracy Gleim
Tracey Gillespie

STAFF PRESENT:

Mary G. Justh, Township Secretary

MEMBERS & STAFF ABSENT:

Steve Zeigler
Rick Gines
Bud Grove, Township Engineer
Margie Flatley, CMT, Secretary
Mark D. Carpenter, Zoning Officer

AGENDA:

1. APPROVE PAST MINUTES OF JUNE 23, 2008
2. PUBLIC COMMENT
3. (TPF 05-7) DRAFT ZONING ORDINANCE AMENDMENT
DRAFT SUBDIVISION & LAND DEV. ORDINANCE AMENDMENT
CONSERVATION SUBDIVISION DESIGN
4. (TPF 07-10) PROPOSED ZONING ORDINANCE AMENDMENT
OUTDOOR LIGHTING REGULATIONS
5. (TPF 08-12) LETORT REGIONAL AUTHORITY
TRAIL/URBAN GREENWAY FEASIBILITY STUDY
6. (TPF 08-14) NEW COUNTY MAINTENANCE GARAGE FOR PENNDOT
SKETCH PLAN
7. (ZB 08-3) CARLISLE SPORTS EMPORIUM
REVIEW SPECIAL EXCEPTION APPLICATION
(Zoning Hearing scheduled August 13, 2008)
8. OTHER BUSINESS

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MEETING MINUTES

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

APPROVE PAST MINUTES OF JULY 14, 2008.

Rod Groff made a motion to approve the minutes of the June 23, 2008, meeting as amended. The motion was seconded by Tracey Gillespie and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**(TPF 08-12) LETORT REGIONAL AUTHORITY
TRAIL/URBAN GREENWAY FEASIBILITY STUDY**

Chris Houston of the LeTort Regional Authority gave a slide presentation explaining the Trail / Urban Greenway Feasibility Study prepared for the LeTort Regional Authority. Mr. Houston went into detail about proposed greenways and trails in Middlesex Township. Planning commission members asked several questions which Mr. Houston answered. The Planning Commission reached a general consensus in favor of recommending that the Board of Supervisors accept the results of the study.

**(TPF 08-14) NEW COUNTY MAINTENANCE GARAGE FOR PENNDOT
SKETCH PLAN**

Larry Claycomb announced that the plan is a sketch not a formal submission and is not subject to the required 90 day review period for formal plan submissions.

The plan was represented by Fran Greene of ANG Associates, Inc. Mr. Greene explained that the PennDOT is proposing to construct a new Cumberland County Maintenance Garage and Offices on property they own along Army Heritage Drive to replace the existing facility in Carlisle Borough. Mr. Greene explained that proposed improvements include access drives, automobile parking, plow truck parking with heater outlets, lighting, landscaping, stormwater facilities and the maintenance garage and office building. Mr. Greene said the proposed development is in the CH Zoning District.

Planning Commission members raised concerns about proposed lighting, use of oil and water separators in the garage and impervious coverage. Mr. Greene answered the questions, thanked the Planning Commission for their input and said he looked forward to receiving comments from Township Engineer, Bud Grove.

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**(ZB 08-3) CARLISLE SPORTS EMPORIUM
REVIEW SPECIAL EXCEPTION APPLICATION
(Zoning Hearing scheduled August 13, 2008)**

Dave Getz, attorney for Carlisle Sports Emporium, Chis Hoover of Hoover Engineering, and Keith Plasterer, owner of the Sports Emporium were in attendance. Mr. Getz explained the Special Exception requests.

Larry Claycomb said the Planning Commission will make a recommendation on the Special Exception request at the next meeting, and would write a letter detailing the recommendation and why it was made as required in the Zoning Ordinance.

**(TPF 05-7) DRAFT ZONING ORDINANCE AMENDMENT
DRAFT SUBDIVISION & LAND DEV. ORDINANCE AMENDMENT
CONSERVATION SUBDIVISION DESIGN**

Mike Buchanan explained revisions he proposes to enhance protection of the north mountain ridge top in the OS Zoning District. Mr. Buchanan said the revisions would limit earth disturbance and building heights to protect the north mountain ridge top during development. Mr. Buchanan will forward a copy of his proposed revisions to township Zoning Officer, Mark Carpenter for his review.

Tracey Gillespie said she had reviewed the draft ordinance amendments and found a number of typographical and grammatical errors that should be corrected. Ms. Gillespie will forward a copy of the proposed revisions to Mark Carpenter for his review.

Larry Claycomb asked all Planning Commission members to review the draft ordinance amendments and provide comments for discussion at the next meeting.

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

Larry Claycomb announced that this item will be considered at the next meeting.

OTHER BUSINESS:

There was no other business.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Mike Buchanan and passed unanimously at 8:55 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission