

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
July 14, 2014**

START TIME: 7:00 p.m.

END TIME: 8:30 pm

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracy Gleim
Jim Dries
Jim O'Connell

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Steve Zeigler
Sean Oldfield

AGENDA:

APPROVE PAST MINUTES OF JUNE 23, 2014

PUBLIC COMMENT

- TPF 13-6 CUMBERLAND RANGE ESTATES
PRELIMINARY MAJOR SUBDIVISION PLAN
(BOS action deadline September 3, 2014)
- TPF 14-5 CARLISLE INTERCHANGE SALT SHED – PA TURNPIKE
FINAL MINOR LAND DEVELOPMENT PLAN
(BOS action deadline October 1, 2014)
- TPF 14-7 PROPOSED ZONING MAP AMENDMENT TO
CHANGE 50.85 ACRES OF RF DISTRICT TO RT DISTRICT
ON COUNTY TAX PIN 21-08-0573-0002
(BOS Public Hearing scheduled for August 29, 2014 at 7:30 a.m.)
- ZHB 14-1 CAPITAL TELECOM ACQUISITION LLC
AND CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS
REVIEW SPECIAL EXCEPTION REQUEST FOR PERSONAL
WIRELESS SERVICE FACILITY AND EXPANSION OF NON-
CONFORMING USE AT 1501 HARRISBURG PIKE
(Zoning Hearing scheduled for August 13, 2014, at 7:00 p.m.)

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**ZHB 14-2 CAPITAL TELECOM ACQUISITION LLC
AND CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS
REVIEW SPECIAL EXCEPTION REQUEST FOR PERSONAL
WIRELESS SERVICE FACILITY AT 100 ROADWAY DRIVE
(Zoning Hearing scheduled for August 13, 2014, at 7:00 p.m.)**

OTHER BUSINESS

MEETING MINUTES

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

APPROVE PAST MINUTES

Michael Buchanan made a motion to approve the minutes from June 23, 2014 as amended. Jim Dries seconded the motion and it passed unanimously.

PUBLIC COMMENT:

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

**TPF 13-6 CUMBERLAND RANGE ESTATES
PRELIMINARY MAJOR SUBDIVISION PLAN
(BOS action deadline September 3, 2014)**

The applicant's engineer is on vacation so they have requested that this item be tabled. Jim Dries made a motion to do so which was seconded by Michael Buchanan and passed unanimously.

**TPF 14-7 PROPOSED ZONING MAP AMENDMENT TO
CHANGE 50.85 ACRES OF RF DISTRICT TO RT DISTRICT
ON COUNTY TAX PIN 21-08-0573-0002
(BOS Public Hearing scheduled for August 29, 2014 at 7:30 a.m.)**

John Murphy, PE, Sam Reid, and Bill Rothman were in attendance to represent the proposal. Mr. Murphy explained the request and presented a map of the property to the Planning Commission members. They would like consistent zoning for the entire property. Questions were asked and answered. The Planning Commission will review the request.

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**TPF 14-5 CARLISLE INTERCHANGE SALT SHED – PA TURNPIKE
FINAL MINOR LAND DEVELOPMENT PLAN
(BOS action deadline October 1, 2014)**

Christopher J Beauregard, PE, of Centerpoint Engineering, Mechanicsburg, PA, was in attendance to represent the plan. The PA Turnpike is proposing a salt shed for the Carlisle interchange. During the particularly harsh winter of 2013-14, the salt trucks were running out of salt between Newville and New Cumberland, so this project has been made a priority. Mr. Beauregard explained the details of the plan to the Planning Commission members and questions were asked and answered. They would like to begin construction by September. Mr. Carpenter said he would let Mr. Grove know that. Hopefully, there will be comments from Mr. Grove for the next meeting.

**ZHB 14-1 CAPITAL TELECOM ACQUISITION LLC
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WIRELESS SERVICE FACILITY AND EXPANSION OF NON-
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(Zoning Hearing scheduled for August 13, 2014, at 7:00 p.m.)**

(See text following next item)

**ZHB 14-2 CAPITAL TELECOM ACQUISITION LLC
AND CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS
REVIEW SPECIAL EXCEPTION REQUEST FOR PERSONAL
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James Strong with McNees, Wallace, and Nurick and Vince Casiero with Capital Telecom were in attendance to represent applications for both cases, ZHB 14-1 and ZHB 14-2. Mr. Strong gave an overview of the applications. He discussed both of the items concurrently. The reason for the applications to allow two new cell towers is that there is more and more demand for capacity within their network due to expanded data usage. They will have a radiofrequency engineer at the next meeting in two weeks to explain this further. Mr. Strong further explained the physical properties of each location. Mr. Claycomb reviewed the specific criteria that the Planning Commission is looking at for a special exception. Each tower will be 120 feet tall and are designed to accommodate other carriers. They will return to the next meeting with their experts.

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OTHER BUSINESS:

Larry Claycomb asked Mark Carpenter, Township Zoning Officer, if he had a newly integrated Zoning Ordinance. The most recent codified version is from 1989. Mr. Carpenter said that he will continue working on it. He requested that if the Planning Commission members have any questions about the Zoning Ordinance, to please call him so that he can guide them through it.

There being no further business, Jim Dries made a motion to adjourn the meeting. Tracy Gleim seconded the motion and it passed unanimously at 8:30 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission