

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
July 23, 2018**

START TIME: 7:00 p.m.

END TIME: 8:04 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracy Gleim
Jim Dries
Randy Waggoner

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Jeff Kelly, Cumberland County Planning

MEMBERS & STAFF ABSENT:

Jim O'Connell
Steve Zeigler

AGENDA:

APPROVE PAST MINUTES OF JULY 9, 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 OF JULY 9, 2018.

Randy Waggoner made a motion to approve the minutes of the July 9, 2018, meeting as amended. The motion was seconded by Michael Buchanan and passed unanimously.

PUBLIC COMMENT

Larry 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)**

The applicant has requested that this be tabled for tonight so that they may address the comments from the Township Engineer.

Jim Dries made a motion to table this item and it was seconded by Michael Buchanan and it was unanimously passed.

**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)**

Christian Evangelista and Teri Delo were in attendance to represent this item. They wish to amend the application to remove the 55 foot height allowance. Mark Carpenter distributed their revised application to the Planning commission members. Jim Dries felt that the commission should respond to the document presented by the Township Solicitor.

Jim Dries made the following motion.

"I move that we recommend approval of the text amendment to allow reduction of frontage on an arterial or collector road to a minimum of 125 feet and recommend denial of the text amendment to allow increase of maximum building height to 55 feet because it was not properly justified, and in light of the amended application."

This motion was seconded by Randy Waggoner and passed unanimously.

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

Teri Delo and Christian Evangelista from the BL Companies were in attendance to represent the plan. They have today submitted their plan for consideration by the Planning Commission at the next meeting. They showed an updated sketch plan to the Planning Commission showing that they have reduced the square footage to 380,000

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square feet which makes more sense with the existing restrictions of the site. This also improves the storm water plan overall. Questions were asked and answered. Mr. Waggoner commended them for the effort they have put in to make this a better plan.

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

Brian Clement with H. F. Lenz and Brett Rabie and Anargyros Antonopoulos with SAIA were in attendance to represent the plan. They have revised the plan in response to the comments from the last meeting from the County. Mr. Clement distributed the aerial view to the Commission members. Questions were asked and answered. Jeff Kelly of the Cumberland County Planning Commission had a few questions based on the County review which were answered by Mr. Clement.

Randy Waggoner made the following motion.

"I move that we recommend approval of TPF 18-7 Preliminary Final Minor Lot Consolidation & Subdivision Plan for YRC Worldwide Inc. with the following conditions.

1. That the comments in Bud Grove's letter to Mark Carpenter dated July 23, 2018, be met.
2. That the comments in the Cumberland county Planning review #18-081 dated June 25, 2018 be met.

This was seconded by Mike Buchanan and passed unanimously.

OTHER BUSINESS:

Mr. Carpenter shared information with the Planning Commission members regarding some of the items that will be needed to be looked out for when the Land Development plan comes in for the YRC Plan. There was some discussion of whether or not a secondary access would be required.

The Interstate 81 exit study is completed and has been submitted. HATS has to take action on it. More study is required to move forward with this problem. There was discussion about the options in this regard.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Jim Dries and passed unanimously at 8:04 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission