

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
July 24, 2017**

START TIME: 7:00 p.m.

END TIME: 8:24 p.m.

MEMBERS PRESENT:

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

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

AGENDA:

APPROVE PAST MINUTES OF JULY 10, 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 17-11 DISCUSSION ABOUT POSSIBLE ZONING ORDINANCE AMENDMENT
TO PROVIDE FOR NON-COMMERCIAL KEEPING OF CHICKENS

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MEETING MINUTES

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

APPROVE PAST MINUTES OF JULY 10, 2017.

Randy Waggoner made a motion to approve the minutes of the July 10, 2017, meeting as amended. The motion was seconded by Steve Zeigler and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

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 of Carlisle Auto & Truck Salvage were in attendance to represent the plan. Mr. Claycomb reviewed the criteria which the Planning Commission must consider in reviewing these applications for a Zoning Hearing Board special exception. Mr. Madden quickly reviewed the application for the benefit of Jeff Kelly, Cumberland County Planning Commission, who was not in attendance at the last meeting. Also, Berry Sherman, the Middlesex Township Public Safety Director was in attendance at this meeting. Questions were asked and answered. Mr. Sherman shared pictures with the Planning Commission members of some of the violations that he has dealt with over the past 40 years with the auto salvage yard. He is looking for assurances from the new owner that these problems will be taken care of. He feels that this may be the township's opportunity to shut the salvage yard down if it cannot be run legally. There was discussion about who owns the road, Gasoline Alley, and who would maintain it. There seems to be an informal agreement among neighbors to pave and plow it.

Michael Buchanan made the following motion.

"I move that we recommend approval of ZHB 2017-1 the special exception request 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 per zoning ordinance section 17.07 with the following conditions.

1. That all requirements of the junkyard ordinance 4-65 be met.
2. That spill containment capabilities be provided in any location where oil, gasoline, antifreeze, or other liquids that could contaminate the environment are used, handled, or stored.

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3. That a spill response procedure be prepared.
4. That a 22 foot wide secondary access road be provided to the proposed building.
5. That no materials or inventory be stored outside the salvage yard fence.
6. That existing signage be upgraded to comply with Section 14.16 of the Zoning Ordinance.
7. No vehicles be stored in the proposed staging area more then 7 days.
8. Screening be established and maintained along the west property boundary.”

The motion was seconded by Steve Zeigler and passed unanimously.

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

Wesley Beard who is a resident of the township was in attendance. He has an interest in allowing residents the right to have a few chickens. Jeff Kelly, Cumberland County Planning Commission, reviewed the Cumberland County Model Ordinance with the Planning Commission. As things stand now, chickens are allowed in 60% of the township. The consensus is that the Planning Commission is willing to draft an ordinance for chickens and possibly other small animals. Mr. Carpenter will take that information to the Board of Supervisors.

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DEVELOPMENT ORDINANCE – REVIEW AND PROVIDE COMMENTS
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BOARD OF SUPERVISORS**

Mark Carpenter, Township Zoning Officer, spoke to Bud Grove, Township Engineer, today and he feels that this is a final version. He will get the copies printed up for the Planning Commission members tomorrow.

OTHER BUSINESS:

The Liberty Property Trust warehouse along Harrisburg Pike is under construction.

Wolf's Bridge is on schedule for 2018-19.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Michael Buchanan and passed unanimously at 8:24 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission