

MIDDLESEX TOWNSHIP PLANNING COMMISSION
July 26, 2021

START TIME: 7:00 p.m.

END TIME: 9:50 p.m.

MEMBERS PRESENT:

Larry Claycomb
Tracy Gleim
Tom Ryan
Wes Beard

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Bud Grove, Township Engineer

MEMBERS & STAFF ABSENT:

Michael Buchanan
Steve Zeigler
Elizabeth Grant, Cumberland County Planning Commission
Jim O'Connell

AGENDA:

APPROVE PAST MINUTES OF JUNE 28, 2020

PUBLIC COMMENT

TPF 19-2 COMPREHENSIVE PLAN UPDATE

TPF 21-18 CLAREMONT NURSING HOME
 FINAL MINOR SUBDIVISION PLAN

TPF 21-19 FINAL MINOR SUBDIVISION PLAN, UNITED STATES OF AMERICA,
 DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE,
 TRACT 364-17, LOT NOS. 1 & 2

TPF 21-20 FINAL MINOR SUBDIVISION PLAN FOR
 GREGORY L & BEATRICE BARNINGER

OTHER BUSINESS

MEETING MINUTES

APPROVE PAST MINUTES OF JULY 12, 2020

Tom Ryan made a motion to approve the minutes of the July 12, 2021, meeting as submitted. This motion was seconded by Wes Beard and passed unanimously.

MIDDLESEX TOWNSHIP PLANNING COMMISSION

July 26, 2021

PUBLIC COMMENT

Mr. Claycomb asked if there was any public comment and there was none.

TPF 19-2 COMPREHENSIVE PLAN UPDATE

There is nothing new to report.

TPF 21-18 CLAREMONT NURSING HOME FINAL MINOR SUBDIVISION PLAN

Chris Ellinger of HRG and Kirk Stoner of the Cumberland County Planning Department were in attendance to represent the plan. He explained that it is just a lot line to allow the nursing home to reside on its own lot. He reviewed Bud Grove's comments. They are requesting a waiver to the showing all existing easements as it would cost the county quite a bit of money for the county to do a title search to make these determinations. Mr. Grove was not in agreement with this. There was also disagreement about showing the existing rights of way. Mr. Ellinger agreed to show them. Mr. Grove asked Mr. Ellinger to send him the .pdf files of the prior documents along with the references that apply. They also want a waiver from showing the wetlands on the plan. Mr. Ellinger feels that it isn't appropriate since there are not going to be any improvements made in this instance. They will provide a cover letter explaining their reasons for the waiver requests. Mr. Claycomb had some comments that were distributed to the Planning Commission members and the applicant. These were reviewed in detail. The County comments came in today and they were reviewed. Mr. Rovegno stopped by Larry Claycomb's house on Saturday and left him with seven envelopes to be shared with the Planning Commission members. He reviewed the contents of these. Mr. Claycomb opened the floor for comments from the members of the public who were present. Mr. Ellinger explained that this subdivision plan has nothing to do with any sale of the land.

Ms. Morgan Plant of 322 South West Street, Carlisle, PA, was in attendance. She spoke about Mr. Eichelberger's interview on television today about selling the nursing home and his expectation of signing a sales agreement on Wednesday. She reviewed sections of the ordinance that she feels apply. She feels that adequate due diligence has not been done in advance of selling the nursing home to a for-profit operator. He asked that the Planning Commission delay any vote on this

Glenda Farner Strasbaugh was concerned about the cemetery and finding out exactly where the cemetery is. Mr. Claycomb explained that the cemetery is not part of this subdivision. Mr. Ellinger showed her where it is on the plan. She was concerned about access to the cemetery.

Madeline Campbell, 227 South College St, Carlisle asked why the Planning Commission has to respond to this request in the first place. How does this benefit and protect the citizens of this township? Her concern is that the township and county will

MIDDLESEX TOWNSHIP PLANNING COMMISSION

July 26, 2021

lose control of this property. Mr. Claycomb explained that this board is an advisory board. A recommendation is made to the township Board of Supervisors, and they make the decision. Mark Carpenter explained the planning code to Ms. Campbell and how this works.

Sherry Knowlton 39 Pale Road Newville addressed the wide implications of this subdivision. She feels this is a major subdivision. She is concerned that the sale of Claremont Nursing Home will definitely affect the well being of the residents of Cumberland County. She reviewed the demographics that the need for nursing home care is only going to go up. She had many statistics to support this. It will be difficult to enforce an agreement to maintain 85% Medicaid residents. Her request of the Planning Commission is to table this issue at this time and make the County complete all of the requirements of the ordinance.

Mr. Carpenter also pointed out that a letter was received from Timothy Potts about the sale of the Lancaster County Nursing Home which he distributed to the Planning Commission members.

Timothy Potts of Dickinson Township also spoke. He also asked the Planning Commission to table this issue at this time. He feels that there needs to be public hearings about this issue of selling the nursing home.

Richard Rovegno was in attendance and approached the microphone. He referenced a lawsuit where the former director of the nursing home had been fired and she sued the county. He feels that if the nursing home is sold people will be harmed. He pointed out that men who fought in the American Revolution are interred in the County Home Cemetery. That is how long this has been our County Home. He also referred to the situation in Lancaster and that the nursing home has the lowest possible rating for quality of care. His suggestion is to lease the home to a company to run it, not sell it.

Larry Claycomb received a letter from Michael Daniels, MD, who supports retaining the nursing home.

Larry Claycomb would like to see the list of all of the waivers along with the justifications. The consensus is to do just that.

Tom Ryan made a motion to table this item and it was seconded by Wes Beard and passed unanimously.

They will be back at the August 23rd meeting with new plans and the waiver letter. Mark Carpenter asked them to clear up the location of the cemetery also.

MIDDLESEX TOWNSHIP PLANNING COMMISSION

July 26, 2021

**TPF 21-19 FINAL MINOR SUBDIVISION PLAN, UNITED STATES OF AMERICA,
DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE,
TRACT 364-17, LOT NOS. 1 & 2**

John Bixler, Professional Land Surveyor, Anna Yelk of the Central PA Conservancy and Craig Dunn of the Cumberland Valley Appalachian Trail Club were in attendance to represent the plan. The National Park Service is conveying part of an existing lot to the Central PA Conservancy. There is an existing single-family dwelling on lot 2. They received comments from Mr. Grove and from the county. There was discussion about the clear sight distances. The driveway will be required by PennDOT to have restricted turning movements in order to provide the maximum safety level. They will also need a waiver to retain one tree within the sight distance. Questions were asked and answered about the comments. They will come back to the next meeting.

**TPF 21-20 FINAL MINOR SUBDIVISION PLAN FOR
GREGORY L & BEATRICE BARNINGER**

Chris Hinkle of Burgett and Associates was in attendance to represent the plan. He explained the layout of the property and the plan for the subdivision. The lot is about 16-17 acres, and they wish to divide it in two lots. They have received Mr. Grove's comments and the county comments. He submitted a list of seven waivers. Mr. Grove further explained his comments and the waiver requests. They will be back for the August 23rd meeting.

OTHER BUSINESS

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Wes Beard passed unanimously at 9:50 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission