

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
JULY 28, 2008**

START TIME: 7:00 p.m.

END TIME: 8:53 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Steve Zeigler
Tracy Gleim
Tracey Gillespie
Rick Gines

STAFF PRESENT:

Margie Flatley, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Keith Brenneman, Township Solicitor
Jeff Kelly, Cumberland County Planning

MEMBERS & STAFF ABSENT:

Bud Grove, Township Engineer

AGENDA:

1. APPROVE PAST MINUTES OF JULY 14, 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
(Recommend to Board of Supervisors)
6. (ZB 08-3) CARLISLE SPORTS EMPORIUM
REVIEW SPECIAL EXCEPTION APPLICATION
(Zoning Hearing scheduled August 13, 2008)
7. 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.

There are no minutes prepared for the July 14, 2008, meeting. They will be available for review at the next meeting.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**(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 some of the history on the project. A special exception was approved back in 1992 was for a bumper boat pond and a go-cart track. The bumper boats have not been built. They are here today for an amendment to the special exception to be approved by the Planning Commission and recommendation to the Zoning Hearing Board. They distributed copies of their request to the Commission members. Mr. Getz reviewed the requested revision to the previous decision and explained the details to the Planning Commission. They wish to eliminate some of the trees and he explained that the reason is to preserve visibility along the road. They wish to change the design of the bumper boat pond. They want to change the wording to 3600 sq feet instead of 60x60. They also wish to change the water management since the bumper boats are electric and not gas powered anymore. They wish to use a filter system similar to a backyard pool system along with some chemicals. There are also minor changes to the go-cart verbiage to reflect changes in the engine sizes over the years. They also wish to change the hours of operation restrictions from the 1992 special exception. They feel that with the additional buffers and the fact that the neighbors are so far away, additional hours of operation would be appropriate. They also have large groups come for after-hours events, school groups, church groups, etc. Questions were asked and answered. Mr. Claycomb reviewed the role of the Planning Commission in recommending for a special exception according to the zoning ordinance. He then went down the list of requests with the Planning Commission. There was discussion regarding each item and the following recommendation was made.

This motion was made by Rod Groff.

"I move that we recommend the requested revision to decisions of the Zoning Hearing Board in application #92-7, which decision was issued on November 11, 1992, to include all proposed conditions as written and revised in addition to include all recreational and entertainment uses that comply with all land development requirements.

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#2 – add ‘and maintaining the conditions of this existing tree line.’

#5 - Change to read, “The aforesaid bumper pond shall be drained and maintained into the existing stormwater management facilities in the same manner as a commercial swimming pool, if allowed by the state regulating agency.

#6 – Change ‘residential swimming pool’ to read ‘commercial swimming pool’.

#9B – Change ‘engines’ to ‘motors.’

Change the final paragraph to read ‘commercial recreation and entertainment’ uses”

The motion was seconded by Mike Buchanan and passed unanimously.

Mr. Claycomb will write a letter to the Zoning Hearing Board explaining why the changes were made and distribute it by email to the commission members and to Keith Brenneman so that comments can be made and it could be approved at the next meeting which will be August 11, 2008.

**(TPF 08-12) LETORT REGIONAL AUTHORITY
TRAIL/URBAN GREENWAY FEASIBILITY STUDY
(Recommend to Board of Supervisors)**

Larry Claycomb said that the Planning Commission needs to recommend to the Board of Supervisors to endorse the LeTort Regional Authority

A motion was made by Mike Buchanan that the Planning Commission would recommend endorsement of the Rail/Urban Greenway Feasibility Study to the Board of Supervisors. This was seconded by Rick Gines and passed unanimously.

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

Mark Carpenter has incorporated all the revisions suggested by commission members, Keith Brenneman, Township Solicitor, and Jeff Kelly of the Cumberland County Planning Commission. The changes were discussed and questions were asked and answered.

Mike Buchanan made the following motion:

“I move we recommend approval of the proposed amendment incorporating conservation design into the Middlesex Township Zoning Ordinance.”

This was seconded by Rick Gines and passed unanimously.

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Mike Buchanan made the following motion:

"I move we recommend approval of the proposed amendment incorporating conservation design into the Middlesex Township Subdivision and Land Development Ordinance."

This was seconded by Rick Gines and passed unanimously.

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

Mike Buchanan made the following motion:

"I move that we recommend approval of the draft ORDINANCE NO. XX-2008, an Ordinance of the TOWNSHIP OF MIDDLESEX, CUMBERLAND COUNTY, PENNSYLVANIA, amending section 711 of the Middlesex Township Subdivision and Land Development Ordinance and Article XIV of the Middlesex Township Zoning Ordinance to provide for outdoor lighting standards and regulations."

This was seconded by Tracey Gillespie and passed unanimously.

OTHER BUSINESS:

There was none,

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 8:53 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission