

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
AUGUST 11, 2008**

START TIME: 7:00 p.m.

END TIME: 8:25 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Steve Zeigler
Tracy Gleim

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Tracey Gillespie
Rick Gines

AGENDA:

1. APPROVE PAST MINUTES OF JULY 14, 2008 AND JULY 28, 2008
2. PUBLIC COMMENT
3. (TPF 08-9) CUMBERLAND COUNTY PUBLIC SAFETY BUILDING
AND CORONER'S OFFICE
PRELIMINARY LAND DEVELOPMENT PLAN
(BOS action deadline September 10, 2008)
4. (TPF 08-15) JOHN W., JR AND KAREN S. GLEIM
PRELIMINARY / FINAL SUBDIVISION PLAN
(BOS action deadline October 25, 2008)
5. (ZB 08-3) CARLISLE SPORTS EMPORIUM
REVIEW SPECIAL EXCEPTION APPLICATION
(Zoning Hearing scheduled August 13, 2008)
6. 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 28, 2008.

The minutes of the July 14th meeting are not yet available. Steve Zeigler made a motion to accept the minutes of the July 28, 2008, meeting as submitted. Rod Groff seconded the motion and it passed unanimously.

PUBLIC COMMENT:

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

**(TPF 08-9) CUMBERLAND COUNTY PUBLIC SAFETY BUILDING
AND CORONER'S OFFICE
PRELIMINARY LAND DEVELOPMENT PLAN**

Chad Brakeen, PE, of K&W Engineers and Pat Slattery of Cumberland County were present to explain the plan. After meeting with the Board of Supervisors, they have made some changes to the plan that was previously submitted. There are two waivers requested. One is for three driveways instead of the two driveways that currently exist. One is for an employee entrance, another one is for the coroner's office and the third one is the entrance for the public. There was some discussion about this issue and questions were asked and answered. All of the County comments have been addressed. Jeff Kelly, Cumberland County Planning Office, asked for clarification of the parking issue which was explained to his satisfaction. Mark Carpenter asked about the storm water ponds and whether there would be infiltration. Apparently there will be minimal infiltration due to the soil content. DEP will review this issue. Their NPDES application will be submitted soon. Mr. Carpenter asked that a copy to be given to the township.

The other requested waiver is to allow the preliminary plan to be the final plan. With the removal of the safety training ground, the phasing of the project is eliminated and this has become a minor plan.

Bud Grove has submitted comments on the original plan but will provide a review of this plan shortly. Jeff Kelly will review the plan before the next meeting. Mr. Claycomb asked that they come back to the planning commission if DEP requires any major changes.

They will be submitting a special exception request regarding the communication tower that is proposed and plan to return to the Planning Commission on August 25, 2007.

**(TPF 08-15) JOHN W., JR., AND KAREN S. GLEIM
PRELIMINARY / FINAL SUBDIVISION PLAN**

John Madden was present to explain the plan. This is a two lot subdivision creating one new building lot. There is public water and sewer available. Jeff Kelly had a question about the lot width. There was discussion about this issue. He also requested that they

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show the existing buildings on lot #1 on the plan. Larry Claycomb asked that they show the pond also. Mark Carpenter asked about the number of trees that will be removed. He reported that Rory Morrison will have some comments regarding water and sewer. Bud Grove has the plan and should have comments for the next meeting. Larry Claycomb stated that he will check with the Township Solicitor regarding possible conflicts of interest with Tracy Gleim, John Gleim's brother, and Steve Zeigler who works for John Gleim's company. They may also check with Mr. Brenneman about this issue. There was extensive discussion about the lot width and setback line. Comments will be available at the next meeting.

**(ZB 08-3) CARLISLE SPORTS EMPORIUM
REVIEW SPECIAL EXCEPTION APPLICATION**

Larry Claycomb wrote a letter to the Zoning Hearing Board regarding the special exception request and sent it out to the Planning Commission members. He received comments from commission members and incorporated them in the letter. This was reviewed by the commission members.

Tracy Gleim made a motion that the letter be sent to the Zoning Hearing Board. This was seconded by Steve Zeigler and passed unanimously.

Mark Carpenter explained the Board of Supervisors' positions on these requests. The Zoning Hearing Board will be meeting on Wednesday, August 13, 2008, at 7:00 p.m. Larry Claycomb said that he will be in attendance.

OTHER BUSINESS:

Mark Carpenter reported several items: Mark distributed the Planning Commission Journal and encouraged the members to read it. The Board of Supervisors scheduled a public hearing to consider the lighting ordinance revisions. The Conservation Design Ordinance public hearing will be September 26, 2008, at 7:30 a.m. The Board of Supervisors scheduled a public hearing to consider revising the sign ordinance to allow changeable signs.

Tracy Gleim reported that work will be done to route the Appalachian Trail in a tunnel under route 944 on Labor Day Weekend. There was discussion about this.

There being no further business, Steve Zeigler made a motion to adjourn the meeting. Tracy Gleim seconded the motion and it passed unanimously at 8:25 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission