

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
AUGUST 13, 2007**

START TIME: 7:00 p.m.

END TIME: 9:17 p.m.

MEMBERS PRESENT:

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

STAFF PRESENT:

Bud Grove, Township Engineer
Dave Gill, of Grove Associates
Jeff Kelly, County Planner
Mark D. Carpenter, Zoning Officer

MEMBERS & STAFF ABSENT:

David Hukill
Margie Flatley, CMT, Secretary

AGENDA:

1. APPROVE PAST MINUTES OF JULY 9, 2007
2. PUBLIC COMMENT
3. (TPF 07-11) SHEETZ, INC. AT TRINDLE ROAD & ARMY HERITAGE DRIVE
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(90 day BOS action deadline – October 10, 2007)
4. (TPF 07-12) CUMBERLAND COUNTY PRISON ADDITIONS & RENOVATIONS
SKETCH PLAN FOR INFORMAL COMMENT
(no formal BOS action deadline)
5. (TPF 07-13) JAIRAM 7, INC.
PRELIMINARY FINAL SUBDIVISION PLAN
(90 day BOS action deadline – October 10, 2007)
6. (TPF 07-10) PROPOSED ZONING ORDINANCE AMENDMENT
OUTDOOR LIGHTING REGULATIONS
7. (TPF 05-7) DRAFT ZONING ORDINANCE AMENDMENT
CONSERVATION SUBDIVISION DESIGN
(comment on working draft for BOS)

MEETING MINUTES

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

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APPROVE PAST MINUTES OF July 9, 2007:

Mike Buchanan made a motion to approve the minutes with a few minor corrections. This was seconded by Steve Zeigler and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**(TPF 07-11) SHEETZ, INC. AT TRINDLE ROAD & ARMY HERITAGE DRIVE
PRELIMINARY FINAL LAND DEVELOPMENT PLAN**

Pat Hickey, Project Manager, First Capital Engineering and Brian Soyka PE, Engineering and Permits Manager for Sheetz, were present.

Larry Claycomb mentioned he got an unsolicited offer of employment from First Capitol Engineering possibly because he is a registered professional engineer, but does not intend to apply for the position. Brian Soyka said Sheetz had no knowledge of this.

Pat Hickey explained the proposed development of an approximate 5,000 square foot Sheetz convenience store with 7 fuel pump stations and access driveways on Trindle Road and Army Heritage Drive. Pat Hickey said Sheetz acquired additional land and is proposing no variances from zoning ordinance requirements. Pat Hickey said plans will be submitted to County Conservation district and Letort Regional Authority.

Bud Grove said he would have a review at the next meeting.

Jeff Kelly asked if the driveway onto Trindle Road will be right-in and right-out. Pat Hickey said it would be.

Mark Carpenter said no DEP sewage facilities planning module had been submitted. Pat Hickey said Sheetz was meeting with the MTMA to work out details of the sewer and water extension before preparing the module.

Larry Claycomb stated that the plan did not meet many of the typical plan requirements in the subdivision ordinance and suggested the applicant's engineer review the ordinance and meet all plan requirements, or request modifications of requirements. Larry mentioned in specific that adequate landscaping is required between the Sheetz property and adjoining residential properties. Larry Claycomb said since significant revisions are needed on the plan, a time extension may be required beyond the minimum 90 days.

**(TPF 07-12) CUMBERLAND COUNTY PRISON ADDITIONS & RENOVATIONS
SKETCH PLAN FOR INFORMAL COMMENT**

Chad Brackeen from K & W Engineers and John Burns, Rick Rovegno and Bruce Barclay from Cumberland County were present.

Larry Claycomb mentioned that any comments on the sketch plan are informal since it is not an official plan submission.

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Chad Brackeen said Cumberland County Prison on Claremont Road is overcrowded and the Commissioners are planning additions to accommodate additional general population and work release and to add parking. The County is also considering moving the County Emergency Services out of the prison basement into a new facility across the street. Chad said the existing prison was built about 1982 and predated the zoning ordinance which was enacted in 1989. Chad said he had requested an interpretation from Mark Carpenter regarding whether a Special Exception is required for expansion of the prison in the RF zoning district. Chad said he is aware part of the addition is in the mapped 100 year floodplain, but the first floor elevation is well above the 100 year flood elevation. Mark Carpenter said either a variance or a revision of the 100 year flood mapping would be needed to expand the prison into the mapped 100 year floodplain. Chad said he is aware the Letort Spring Run is effectively designated HQ-CWF and this would effect NPDES II permit requirements. Chad said stormwater quality will be handled by expansion and infiltration in existing stormwater basins. Chad said the prison expansion will allow the prisoner population to double and will require additional employees. Mark Carpenter said traffic impacts for all County development must be considered and the County will be required to contribute to any necessary on site traffic improvements.

**(TPF 07-13) JAIRAM 7, INC.
PRELIMINARY FINAL SUBDIVISION PLAN**

No representative was present and the plan was not discussed.

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

Dave Gill explained the draft lighting ordinance regulations. Dave said the regulations can reduce or eliminate light glare or lighting directed towards the sky. After discussion, Dave was directed to revise the draft to address standards for ballfield lighting in residential areas and for security pole lights or dusk to dawn lights in residential and agricultural areas. Dave suggested testing the intensity standards by measuring light levels for different land uses around the township. Mark Carpenter will look into purchasing a light meter and doing these measurements.

**(TPF 05-7) DRAFT ZONING ORDINANCE AMENDMENT
CONSERVATION SUBDIVISION DESIGN**

Mark Carpenter said he had nothing new to report on this matter.

There being no further business, Rod Groff made a motion to adjourn the meeting. Mike Buchanan seconded the motion and it passed unanimously at 9:17 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission