

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
August 24, 2020**

START TIME: 7:00 p.m.

END TIME: 8:49 p.m.

MEMBERS PRESENT:

Ronette Bachert
Wes Beard
Larry Claycomb
Tracy Gleim
Jim O'Connell

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Steve Zeigler
Michael Buchanan

AGENDA:

PUBLIC COMMENT

TPF 19-2 COMPREHENSIVE PLAN UPDATE

ZB 2020-1 APPLICATION OF THE GIANT COMPANY LLC FOR SPECIAL
EXCEPTION TO ALLOW DAY CARE CENTER USE AT 1151
HARRISBURG PIKE.
(Zoning Hearing scheduled for 09-09-2020)

TPF 2020-16 FINAL MAJOR SUBDIVISION PLAN FOR MEADOWBROOK FARMS
PHASE IX
(BOS action deadline 10-7-2020)

TPF 2020-17 CITIZEN PETITION APPLICATION OF 121 WILL FARM, LLC FOR
ZONING ORDINANCE AMENDMENT TO
UNIFIED DEVELOPMENT AREA OVERLAY DISTRICT STANDARDS
(BOS Public Hearing scheduled for Friday, 09-25-2020 at 7:30 am)

TPF 2020-18 INFORMAL REVIEW OF SKETCH PLAN FOR
BAILEY TRACTS RESIDENTIAL DEVELOPMENT
AT 121 COUNTRY CLUB ROAD
(informal review at meeting)

OTHER BUSINESS

MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
August 24, 2020

MEETING MINUTES

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

APPROVE PAST MINUTES OF JUNE 22, 2020.

Jim O'Connell made a motion to approve the minutes of the June 22, 2020, meeting as submitted. The motion was seconded by Wes Beard and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**ZB 2020-1 APPLICATION OF THE GIANT COMPANY LLC FOR SPECIAL
EXCEPTION TO ALLOW DAY CARE CENTER USE AT 1151
HARRISBURG PIKE.**

(Zoning Hearing scheduled for 09-09-2020)

Jonathan Andrews, Doug Gossett and Greg Holsinger were in attendance to represent the plan. They wish to demolish the old Hoss's building and develop a day care center. They need several Variances which were described by Mr. Andrews. He reviewed the plan and the layout of the property. Doug Gossett described the plan for the Planning Commission members. They will be Increasing the building setback from Harrisburg Pike. They will also be reducing the impervious coverage on the property. He showed the current site plan and then the proposed site plan and described the differences. Questions were asked and answered. Mr. Claycomb reviewed the requirements of the Planning Commission in the case of a request for special exception. Mr. Andrews reviewed the ordinance requirements for a day care center. There was lively discussion about the placement of the play area on the site, whether or not emergency equipment would be able to access the play area, whether fire equipment would be able to get in to the building, how school buses would access the site to pick up and drop off children, etc. Mr. Claycomb reviewed the conditions that he feels should be included in the recommendation of the Planning Commission.

Larry Claycomb made the following motion.

"I move we recommend approval of ZB-2020-1 the special exception to allow day care center use at 1151 Harrisburg Pike with the following conditions.

1. That the site plan be upgraded to show a key of the symbols and lines so that there is no confusion about what is proposed.
2. That gates be placed in the play area fence with lock boxes to allow rapid entry by emergency personnel.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
August 24, 2020**

3. That all property lines be labeled with metes and bounds.
4. That the play areas be placed to the south of the property to reduce the highway air pollution and noise that the children experience while playing outside and reduce the risk of vehicles leaving the road and hitting a child.”

The motion was seconded by Tracy Gleim and passed unanimously.

**TPF 2020-16 FINAL MAJOR SUBDIVISION PLAN FOR
MEADOWBROOK FARMS PHASE IX
(BOS action deadline 10-7-2020)**

Larry Claycomb presented some of the history of Meadowbrook Farms. This is the final plan for phase 9. There are 11 lots for plan approval, approximately half acre each. Mark Carpenter distributed the Cumberland County comments, comments from Bud Grove, the letter from Rory Morrison of the Municipal Authority and the response letter from Penn Terra dated August 20, 2020. All these items were reviewed, and Mr. Carpenter explained them.

Mr. Claycomb made the following motion.

“I move we recommend approval of TPF-2020-16, Final Major Subdivision Plan for Meadow brook Farms Phase IX with the following conditions.

1. That the comments in Township Engineer Bud Grove in his letter to Larry Claycomb dated July 26, 2020, be met.
2. That the conditions in the County review #20-100 dated August 12, 2020, be met as required by the SLDO.
3. That the north arrows on Sheets ES3 and PC21 be corrected.
4. That the Plans meets the conditions in the letter from Glace Associations to Rory Morrison dated July 10, .2020, be met.”

The motion was seconded by Ronette Bachert and passed unanimously.

**TPF 2020-17 CITIZEN PETITION APPLICATION OF 121 WILL FARM, LLC FOR
ZONING ORDINANCE AMENDMENT TO UNIFIED DEVELOPMENT
AREA OVERLAY DISTRICT STANDARDS
(BOS Public Hearing scheduled for Friday, 09-25-2020 at 7:30 am)**

Jonathan Andrews of McNees, Wallace, and Nurick, LLC was in attendance to represent the amendment that is being requested. They are asking for a recommendation of this amendment from the Planning Commission. He pointed out that several local municipalities already have this in place. He also reviewed the four standards that a developer would need to meet. Questions were asked and answered. The effect that this change would have on the process of future development plans was clarified.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
August 24, 2020**

Larry Claycomb made the following motion.

"I move we recommend approval of Zoning Amendment TPF-2020-19 to Unified Development Area Overlay District standards."

The motion was seconded by Wes Beard and passed unanimously.

**TPF 2020-18 INFORMAL REVIEW OF SKETCH PLAN FOR
BAILEY TRACTS RESIDENTIAL DEVELOPMENT
AT 121 COUNTRY CLUB ROAD
(informal review at meeting)**

Doug Gossett of Williams Site Civil, LLC, was in attendance to represent the plan. He reviewed the idea of the plan in a very general way. Comments are informal and non-binding, as this is a sketch plan. There was discussion about adding a commercial component such as a delicatessen or a food market. There was discussion about water and sewer facilities, fire hydrants and sidewalks and curbs, storm water issues, wetlands, retention ponds, walking paths, and maybe a community garden. They will be returning with a plan soon.

OTHER BUSINESS:

Brad Filipovich of 12 Teaberry was in attendance and asked about a rumor that most of the property owners of Country Club Road were in talks with Amazon to purchase several farms. Mark Carpenter responded that the township will not be rezoning that land for industrial use and that it makes no sense to do this. Larry Claycomb thanked him for coming to the meeting and agreed with Mark Carpenter. The Township has not heard anything about this.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Jim O'Connell and passed unanimously at 8:49 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission