

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
August 28, 2017**

START TIME: 7:00 p.m.

END TIME: 8:44 p.m.

MEMBERS PRESENT:

Larry Claycomb
Jim Dries
Tracy Gleim
Randy Waggoner

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Michael Buchanan
Steve Zeigler
Jim O'Connell

AGENDA:

APPROVE PAST MINUTES OF JULY 24, 2017

PUBLIC COMMENT

- TPF 16-8 DRAFT MIDDLESEX TOWNSHIP SUBDIVISION & LAND
DEVELOPMENT ORDINANCE – REVIEW AND PROVIDE COMMENTS
ON TO TOWNSHIP ENGINEER FOR FUTURE CONSIDERATION BY
BOARD OF SUPERVISORS
- TPF 17-11 ZONING ORDINANCE AMENDMENT TO PROVIDE FOR NON-
COMMERCIAL KEEPING OF CHICKENS
- TPF 17-13 SKETCH PLAN – PA SICKLERVILLE ASSOCIATES LP FOR
FAST FOOD RESTAURANTS AT 1205 HARRISBURG PIKE
- ZHB 17-1 APPLICATION OF JP & DR ASSOCIATES FOR A SPECIAL EXCEPTION
TO ALLOW ALTERATION OF AN EXISTING NON-CONFORMING SIGN
AT 25 ROADWAY DRIVE.
REVIEW PER ZONING ORDINANCE SECTION 17.07.
(Zoning Hearing scheduled for September 13, 2017)

OTHER BUSINESS

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
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MEETING MINUTES

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

APPROVE PAST MINUTES OF JULY 24, 2017.

Randy Waggoner made a motion to approve the minutes of the July 24, 2017, meeting as amended. The motion was seconded by Tracy Gleim and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 17-13 SKETCH PLAN – PA SICKLERVILLE ASSOCIATES LP FOR
FAST FOOD RESTAURANTS AT 1205 HARRISBURG PIKE**

Ron Lucas of Stevens and Lee and Michael Jeitner and Victor Grande of Bohler Engineering were in attendance to represent the plan. This is for the old Western Sizzling Steakhouse property on Route 11. They wish to split the property into two lots and build a fast food restaurant on each. Mr. Jeitner described the details of the plan to the commission members, including the traffic patterns and the waivers which will be requested. Questions were asked and answered. Traffic patterns, storm water issues, sidewalks, parking lot access, and other issues were discussed. Mr. Claycomb reminded the applicant that this is a sketch plan and there is not obligation on the part of the Planning Commission to take formal action.

**ZHB 17-1 APPLICATION OF JP & DR ASSOCIATES FOR A SPECIAL
EXCEPTION TO ALLOW ALTERATION OF AN EXISTING NON-
CONFORMING SIGN AT 25 ROADWAY DRIVE.
REVIEW PER ZONING ORDINANCE SECTION 17.07.
(Zoning Hearing scheduled for September 13, 2017)**

John Ogden was in attendance representing JP and DR Associates, AKA Cumberland Truck Equipment. Volvo decided to change their sign. Ken Bollinger of Signs of Newark was in attendance also. The old sign is 152 square feet. The proposed new sign will be 112 square feet. The new one will still be larger than what is allowed under our ordinance. Since the sign will be altered, a special exception is required.

Randy Waggoner made a motion to recommend approval of ZHB 17-1, application of JP and DR Associations for a special exception to allow alteration of an existing nonconforming sign at 25 Roadway Drive.

This was seconded by Jim Dries and passed unanimously.

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TPF 17-11 ZONING ORDINANCE AMENDMENT TO PROVIDE FOR NON-COMMERCIAL KEEPING OF CHICKENS

Mr. Claycomb appointed a subcommittee to study this issue and come up with a draft ordinance. Since Michael Buchanan had expressed an opinion, he will be on the committee. Jim Dries and Randy Waggoner will also be on the subcommittee. Mr. Claycomb will contact Michael Buchanan to see if he agrees with this arrangement.

Mark Carpenter, Township Zoning Officer, informed the Planning Commission members that he received another email from Dr. Stanley Tarka with an article pointing out that people can get sick from raising animals. Mr. Carpenter forwarded the e-mail to the Planning Commission members.

TPF 16-8 DRAFT MIDDLESEX TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE – REVIEW AND PROVIDE COMMENTS ON TO TOWNSHIP ENGINEER FOR FUTURE CONSIDERATION BY BOARD OF SUPERVISORS

Bud Grove, Township Engineer, reviewed the comments which were provided by Jim Dries. They discussed the items that were in question and agreed upon their resolution.

Randy Waggoner made a motion to recommend approval of TPF 16-8 draft Middlesex Township subdivision & land development ordinance based on the changes that were discussed at this meeting.

This was seconded by Jim Dries and passed unanimously.

OTHER BUSINESS:

Jim Dries had a question about Penterra having an approved plan. Mr. Carpenter explained that the plan had been approved back in 2006. The conditional use master development plan is protected from zoning ordinance changes for 20 years. They also got conditional approval of the preliminary plan and final plan for phase one. The final plan for phase one was never recorded.

There being no further business, Jim Dries made a motion to adjourn the meeting. The motion was seconded by Randy Waggoner and passed unanimously at 8:44 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission