

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
SEPTEMBER 8, 2008**

START TIME: 7:00 p.m.

END TIME: 9:30 p.m.

MEMBERS PRESENT:

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

STAFF PRESENT:

Margie Flatley, CMT, Secretary
Mark D. Carpenter, Zoning Officer

MEMBERS & STAFF ABSENT:

Bud Grove, Township Engineer

AGENDA:

1. APPROVE PAST MINUTES OF AUGUST 25, 2008
2. PUBLIC COMMENT
3. (TPF 07-10) PROPOSED SUBDIVISION & LAND DEVELOPMENT
ORDINANCE AND ZONING ORDINANCE AMENDMENTS
CONCERNING OUTDOOR LIGHTING
4. (TPF 08-10) CARLISLE SPORTS EMPORIUM
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
(BOS action deadline October 12, 2008)
5. (TPF 08-13) PROPOSED ZONING ORDINANCE AMENDMENTS CONCERNING
SCHOOLS, PLACES OF WORSHIP AND CEMETERY USES
6. (TPF 08-16) CUMBERLAND RECYCLING
FERROUS METAL RECYCLING FACILITY
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
(BOS action deadline December 6, 2008)
7. (TPF 08-17) PENN DOT COUNTY MAINTENANCE FACILITY
PRELIMINARY LAND DEVELOPMENT PLAN
(BOS action deadline December 6, 2008)
8. OTHER BUSINESS

DISCUSSION ABOUT INCOMPLETE ACTION STRATEGY ITEMS
FROM TOWNSHIP COMPREHENSIVE PLAN OF FEBRUARY 5, 2003

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MEETING MINUTES

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

APPROVE PAST MINUTES OF AUGUST 25, 2008.

Steve Zeigler moved to approve the minutes of the August 25, 2008, as amended. Tracy Gleim seconded the motion and it passed unanimously.

PUBLIC COMMENT:

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

**(TPF 08-10) CARLISLE SPORTS EMPORIUM
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN**

No one was present for this plan. The Zoning Hearing Board has not yet announced their decision in this matter. Mark Carpenter is going to ask the applicant to give a time extension. The Board of Supervisors will meet on October 1, 2008. This item is tabled at this time.

**(TPF 08-16) CUMBERLAND RECYCLING
FERROUS METAL RECYCLING FACILITY
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN**

Steve Field owner of Cumberland Recycling and Jennifer Garcia from Dawood were in attendance. Mr. Field gave an overview of the plan. Their current facility on Stover Drive is about two acres. They purchase recycled aluminum, copper and stainless steel. They propose a drop-off area with a series of containers for customers to drop off ferrous metals. There will be a car/truck scale on the property to weigh the materials. Questions were asked about traffic flow, security, lighting, and the requested waivers. The township engineer will look at the plan and submit comments at the next meeting September 22, 2008.

**(TPF 08-17) PENN DOT COUNTY MAINTENANCE FACILITY
PRELIMINARY LAND DEVELOPMENT PLAN**

Fran Green with Ang Associates and Emmanuel Walker from PennDOT were in attendance to present the plan. They have made a few changes to the sketch plan that was presented previously. There were questions asked about infiltration, retention of storm water and impervious area. They have applied for an NPDES permit. Mark Carpenter asked if they have done a traffic study and they are interested in using the recent Sheetz traffic study. Mr. Carpenter said they would need to modify the Sheetz study to include their own traffic. Larry Claycomb asked about hazardous materials handling at the site and maintenance plans for the oil scrubber system. Mr. Carpenter asked about any gates on the property and the fact that the ordinance requires a KNOX box at the site so that the fire department can get onto the property to battle any fire on the property. He also asked about handicap accessible parking, etc. Mr. Carpenter asked about junk trucks and Mr. Walker assured the commission that they are fixed and/or transported to another site within two months. They will be getting comments from the County and Bud Grove which will be available on or before the next meeting on September 22, 2008. They hope to have the building built by spring of 2010.

**(TPF 07-10) PROPOSED SUBDIVISION & LAND DEVELOPMENT ORDINANCE
AND ZONING ORDINANCE AMENDMENTS
CONCERNING OUTDOOR LIGHTING**

Mark Carpenter distributed copies of the final draft of the ordinance to the members. He

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announced that the PA outdoor lighting council reviewed it and were very happy with it. There was limited discussion.

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."

Rod Groff seconded the motion and it passed unanimously.

**(TPF 08-13) PROPOSED ZONING ORDINANCE AMENDMENTS CONCERNING
SCHOOLS, PLACES OF WORSHIP AND CEMETERY USES**

Mark Carpenter explained the purpose of the ordinance. The Board of Supervisors recognized the need for this ordinance and asked that it be worked up to limit the impact of a large church or school in residential areas, as they are becoming places of recreation as well as worship and education. Larry Claycomb had worked up a sliding scale for difference sized lots, etc. Tracy Gleim raised the issue of fire companies and the large number of acres that they own that have become recreational areas. Mr. Claycomb pointed out the next agenda item and recommended that institutional uses be addressed. Several items were pointed out throughout the ordinance which should be fine-tuned in verbiage. Many questions were asked and discussed. Mark Carpenter asked that the commission members take a look at the ordinance and the sliding scales and make recommendations.

OTHER BUSINESS:

**DISCUSSION ABOUT INCOMPLETE ACTION STRATEGY ITEMS FROM TOWNSHIP
COMPREHENSIVE PLAN OF FEBRUARY 5, 2003**

Larry Claycomb asked if anyone had developed a list. He had gone through some of his thoughts. Mike Buchanan also had some items in mind which he shared with the Commission. Their lists will be consolidated and looked at again at the next meeting.

Tracy Gleim asked about a "No eminent domain enforcement" sign that he saw along 944 and asked if there is something going on with that. Mark talked about a couple of properties that have been condemned recently but he did not think that was what it is about. Perhaps it is a reaction to some national eminent domain issues elsewhere.

September 26th the Board of Supervisors will be considering the Conservation Design Ordinance at 7:30 a.m. Larry Claycomb encouraged anyone who can to attend that meeting.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Rick Gines seconded the motion and it passed unanimously at 9:30 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission