

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
September 10, 2007**

START TIME: 7:00 p.m.

END TIME: 8:38 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Steve Zeigler
Rick Gines
Tracy Gleim

STAFF PRESENT:

Margie Flatley, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Dave Gill, of Grove Associates

MEMBERS & STAFF ABSENT:

David Hukill
Rod Groff

AGENDA:

1. APPROVE PAST MINUTES OF AUGUST 13, 2007, AND AUGUST 27, 2007
2. PUBLIC COMMENT
3. (TPF-07-15) CUMBERLAND KNOLL
FINAL SUBDIVISION PLAN
(90 day BOS action deadline – December 8, 2007)
4. (TPF 07-16) OPPIDAN INVESTMENT COMPANY
APPLICATION FOR ZONING ORDINANCE TEXT AMENDMENT
TO ALLOW RECREATIONAL VEHICLE SALES AND SERVICE BY
SPECIAL EXCEPTION IN THE VC DISTRICT
(BOS Public Hearing Scheduled for November 7, 2007)
5. (TPF 07-10) PROPOSED ZONING ORDINANCE AMENDMENT
OUTDOOR LIGHTING REGULATIONS

MEETING MINUTES

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

APPROVE PAST MINUTES OF AUGUST 13, 2007.

There are no minutes available for the meeting of August 13, 2007.

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APPROVE PAST MINUTES OF AUGUST 27, 2007.

The minutes for August 27, 2007 were reviewed and approved as amended. Steve Zeigler made a motion to approve and it was seconded by Rick Gines and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**(TPF-07-15) CUMBERLAND KNOLL
FINAL SUBDIVISION PLAN**

Bob Fisher of RJ Fisher & Co. and Joel McNaughton with McNaughton and Company were present to explain the plan. This is the first phase of the Cumberland Knoll development. Bob Fisher pointed out the improvements to Country Club Road. They are making all the improvements on the Cumberland Knoll side of the street, moving the centerline of the road. There will be 4-foot, paved, stabilized shoulders and 11-foot wide lanes. They went over the cross sections of the road and explained it to the Commission members. They had attended a workshop meeting with the Township Supervisors and then met with Mark Carpenter, Township Zoning Officer and Bud Grove, Township Engineer. They had responded to Mr. Grove's comments on the Preliminary Plan and made these changes in the Final Plan. Mark Carpenter asked about the sidewalks and they pointed out where they were on the plan. Open space #7 has sidewalks all the way around and parking all the way around. A few questions, comments and concerns were expressed and responded to. Rick Gines asked about erosion, especially during the different phases of construction. They have submitted an erosion sedimentation plan to the conservation district and are awaiting their comments. Larry Claycomb asked about standards for maintaining the grass and trash, etc., after the project is built. What about the 20-year interval until the project is complete? Is there anything in the ordinance to cover that? Mark Carpenter explained that there are ordinances that cover weeds and junk, etc. Joel McNaughton explained that the McNaughton Company likes to keep an orderly site. They will mow lots that are not sold. The rest of the farm will probably continue to be farmed. Bud Grove, the County and the Municipal Authority have the plans and should have comments for the next meeting. Mark Carpenter will have comments for the next meeting. The Commission members will peruse the plan and have their comments for the next meeting.

**(TPF 07-16) OPPIDAN INVESTMENT COMPANY
APPLICATION FOR ZONING ORDINANCE TEXT AMENDMENT TO
ALLOW RECREATIONAL VEHICLE SALES AND SERVICE BY
SPECIAL EXCEPTION IN THE VC DISTRICT**

Chuck Heller of Landmark Commercial Realty of Lemoyne was here to represent Oppidan Investment Company's application. Mark Carpenter gave an overview of the proposal. They would like to develop a Camping World on part of the Sports Emporium

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property. They carry higher-end, class A campers. The site is approximately 12 acres. This is not a permitted use in the VC district. They are asking for a text amendment to the zoning ordinance to allow this use. They had originally asked for a zoning change to commercial highway. The Supervisors were concerned about what other uses might come in if this were done. If the special exemption were allowed, it may affect other Village Center District areas. The Board of Supervisors would like the input of the Planning Commission. Mark Carpenter reviewed the application of the current zoning of the area. Rick Gines raised a concern about the quality of the existing road and the fact that more and more development is occurring in that part of the township and nobody is doing anything to improve South Middlesex Road. Oppidan will own the land and lease it to Camping World. They will also have an option to buy the remaining portion of the Sports Emporium property, should it become available. Larry Claycomb said that the next meeting will be a good time for the representatives from Oppidan to come. Tracy Gleim said that he felt that the area is zoned wrong, should be commercial highway, and he is in favor of this use. He feels that the use fits because of what is around it. Larry Claycomb asked the members to go out and look at the property and walk or drive around it and bring their comments to the next meeting.

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

Dave Gill, PE, of Grove Associates brought the most recent version of the lighting ordinance. There was extensive discussion about different sections and definitions and standards in the proposed ordinance. Mr. Gill suggested that the Commission might want to consolidate some of the different sections to avoid confusion. Larry Claycomb suggested that it be put in ordinance form and then the Commission can review it again.

OTHER BUSINESS:

Mark Carpenter announced that Ms. Tracy Gillespie will be interviewed by the Supervisors for the opening on the Planning Commission. She is a recent graduate from Shippensburg University. She has expressed concern that she doesn't know much about planning. Larry Claycomb offered to give her the preliminary training that he had given to other Commission members.

There being no further business, Steve Zeigler made a motion to adjourn the meeting. Tracy Gleim seconded the motion and it passed unanimously at 8:38 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission