

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
SEPTEMBER 13, 2010**

START TIME: 7:00 p.m.

END TIME: 8:04 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Jim Dries
Tracy Gleim

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Steve Zeigler
Mike Cornfield
Bud Grove, Township Engineer

AGENDA:

1. APPROVE PAST MINUTES OF AUGUST 9, 2010
2. PUBLIC COMMENT
3. TPF 10-4 PROPOSED ZONING ORDINANCE AMENDMENT
DEVELOP REGULATIONS FOR SOLAR ENERGY USES
4. TPF 10-6 REVIEW AND PROVIDE COMMENTS TO TOWNSHIP
ENGINEER ON MIDDLESEX TOWNSHIP STORMWATER
MANAGEMENT ORDINANCE – DRAFT 1 DATED JULY 30, 2010
5. TPF 10-7 MICHAEL SHANE RORKE–21 MOUNTAIN ROAD, CARLISLE, PA
REVIEW DEP SEWAGE FACILITIES PLANING MODULE COMPONENT
4A TO ALLOW PROPOSED SMALL FLOW TREATMENT FACILITY AS
ALTERNATE ONLOT SEWAGE SYSTEM TO SERVE EXISTING SINGLE
FAMILY DWELLING. (BOS action deadline October 10, 2010)
6. OTHER BUSINESS:

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
SEPTEMBER 13, 2010**

MEETING MINUTES:

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

APPROVE PAST MINUTES:

Jim Dries made a motion to approve the minutes of the August 9, 2010, meeting with no changes. Mike Buchanan seconded the motion and it passed unanimously.

PUBLIC COMMENT:

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

**TPF 10-4 PROPOSED ZONING ORDINANCE AMENDMENT
DEVELOP REGULATIONS FOR SOLAR ENERGY USES**

Mark Carpenter reported that the committee has met a few times and should have a working draft for review by the Planning Commission next month.

**TPF 10-6 REVIEW AND PROVIDE COMMENTS TO TOWNSHIP ENGINEER ON
MIDDLESEX TOWNSHIP STORMWATER MANAGEMENT ORDINANCE
DRAFT 1 DATED JULY 30, 2010**

Jim Dries asked about the process of storm water management ordinances and Mark Carpenter gave some clarification. Various methods of calculating storm water runoff were discussed, along with examples of the areas that are difficult to understand. Larry Claycomb pointed out a couple of concerns that he had. Tracy asked if anyone has noticed foam in the LeTort. Mr. Carpenter said that this was reported several years ago and the LeTort Regional Authority wants to know about it so that they might be able to track it if possible. Mr. Carpenter asked the members to continue to review the document. Mr. Carpenter and Mr. Dries will arrange to meet with Mr. Grove to provide questions and comments on the draft ordinance.

**TPF 10-7 MICHAEL SHANE RORKE, 21 MOUNTAIN ROAD, CARLISLE, PA
REVIEW DEP SEWAGE FACILITIES PLANING MODULE COMPONENT
4A TO ALLOW PROPOSED SMALL FLOW TREATMENT FACILITY AS
ALTERNATE ONLOT SEWAGE SYSTEM TO SERVE EXISTING
SINGLE FAMILY DWELLING. (BOS action deadline October 10, 2010)**

The applicant recently built a new house and demolished a dilapidated house on his property. There is an existing properly functioning on-lot sewage disposal system. The applicant applied for testing for a replacement system, but the lot failed. He wishes to apply for an on-lot small flow treatment facility sewage system that he would install if his

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
SEPTEMBER 13, 2010**

existing on-lot sewage disposal system should fail. Mr. Carpenter reviewed questions on the planning module that the Planning Commission must answer.

Tracy Gleim made a motion to approve the planning module for Shane Rorke for 21 Mountain Road for an on-lot sewage module related to a small flow treatment facility for use as a replacement on-lot sewage disposal system. Rod Groff seconded the motion and it passed unanimously.

OTHER BUSINESS:

Larry Claycomb reported that he attended the Zoning Hearing Board meeting regarding Sun Lane and they went along with the recommendations of the Planning Commission. In fact, the Zoning Hearing Board considered it a massage establishment and consequently they must abide by Township Ordinance no. 13-87. They will also need to have land development plan approval.

Tracy Gleim commented that the weight limit on the road to the new boat launch is 2 tons. His pickup truck weighs more than 2 tons. Mark Carpenter will look into that issue.

Jim Dries stated that there are signs in his neighborhood that are leaning over the roadway. Mark Carpenter made a note of it.

There being no further business, Jim Dries made a motion to adjourn the meeting. Tracy Gleim seconded the motion and it passed unanimously at 8:04 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission