

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 22, 2008**

START TIME: 7:00 p.m.

END TIME: 8:31 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracy Gleim
Tracey Gillespie
Rick Gines

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Rod Groff
Steve Zeigler

AGENDA:

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

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7. OTHER BUSINESS

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

MEETING MINUTES

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

APPROVE PAST MINUTES OF SEPTEMBER 8, 2008

Mike Buchanan made a motion to approve the minutes of the September 8, 2008, meeting with a few changes. The motion was seconded by Tracy Gleim and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

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

Jennifer Garcia of Dawood Engineering and Charles Nowak, project manager for Cumberland Recycling, were in attendance. The comments from Cumberland County were available for review. Jeff Kelly explained the comments from the County. Questions were asked and answered. Bud Grove explained his comments to the applicants. He recommends that their request for a waiver of the street tree requirement be denied. There are some zoning issues that he explained along with storm water management issues. Mark Carpenter pointed out that they may need an additional waiver for the County's landscaping comment. The Commission will need an updated waiver request letter along with the proposed solution to the stormwater management issue. They will address the comments and return to an upcoming meeting.

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

Fran Greene with ANG Associates was present. Cumberland County had not received the plans prior to the meeting. Bud Grove reviewed his comments. There are no stormwater comments on this plan. They will need to submit for a NPDES permit and provide copies to the township. Mark Carpenter pointed out that they are asking for a small amount of sewage capacity. The Authority has approved that and will monitor the usage and adjust it if necessary. Mr. Greene will resubmit the plan addressing all of the comments. They would like to change it to Preliminary/Final Plan. They will submit to LeTort Regional Authority and the County tomorrow.

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

The applicant has submitted a letter granting the township an extension until December 6, 2008. Mark Carpenter reviewed the decision by the Zoning Hearing Board which was announced last week. Tracy Gleim moved that we table this item. Rick Gines seconded it and it carried unanimously.

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

Keith Brenneman explained the Board of Supervisors' concerns regarding this issue, incompatibility of large institutional type uses and adjoining residential uses. Larry Claycomb distributed his revised table of lot sizes and lot coverage for use in the draft ordinance that uses a sliding scale to make smooth incremental increases. There was discussion regarding parking requirements. There was discussion regarding development of a definition of a stabilized grassy area for overflow parking purposes. Mike Buchanan brought up the ordinance in Silver Spring where they only allow 5 acres for a church in an agricultural zone. Jeff Kelly will look at this issue from the County level and get back to the commission. Mike suggested that Mark check into what happened with a mega church in Monroe Township and how the issues were addressed there.

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**DISCUSSION ABOUT INCOMPLETE ACTION STRATEGY ITEMS
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Larry Claycomb distributed a revised list of issues that the commission might work on in upcoming months. There are 13 issues on the list. Mr. Claycomb suggested that they discuss the items briefly so that they each understand what it is about and then each member rank each item 1 through 5, 1 being lowest priority and 5 being the highest. Mark Carpenter suggested that Mr. Claycomb send the list of items out by email so that the members who are absent tonight may participate in this exercise.

OTHER BUSINESS:

Tracy Gleim brought up an article he saw in the Lancaster paper about a farmer who has 180 cows on 200 acres and wants to build a processing plant to make butter and sell it locally. The agricultural preservation board is in favor of it but the neighbors do not want it because it is a commercial use on agricultural land. The farmer raised over \$30,000.00 to support it but there is an action group not in favor of it so the lawyers will work it out. Mark Carpenter said that in order to support the farm community we may want to consider amending the zoning ordinance to allow limited commercial uses in a future agricultural conservation district.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Tracey Gillespie and passed unanimously at 8:31 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission