

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 24, 2007**

START TIME: 7:00 p.m.

END TIME: 9:03 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Steve Zeigler
Tracy Gleim
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:

David Hukill

AGENDA:

1. APPROVE PAST MINUTES OF AUGUST 13, 2007 AND SEPTEMBER 10, 2007
2. PUBLIC COMMENT
3. TPF 07-11) SHEETZ, INC. AT TRINDLE ROAD & ARMY HERITAGE DRIVE
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(90 day BOS action deadline – October 10, 2007)
4. (TPF 07-15) CUMBERLAND KNOLL, PHASE 1
FINAL SUBDIVISION PLAN
(90 day BOS action deadline – December 8, 2007)
5. (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)

MEETING MINUTES

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

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 24, 2007**

APPROVE PAST MINUTES OF AUGUST 13, 2007

Mike Buchanan made a motion to accept the minutes with corrections. Steve Zeigler seconded the motion and it passed unanimous.

APPROVE PAST MINUTES OF SEPTEMBER 10, 2007

Steve Zeigler made a motion to accept the minutes as written and Rod Groff seconded the motion. It passed unanimously.

**TPF 07-11) SHEETZ, INC. AT TRINDLE ROAD & ARMY HERITAGE DRIVE
PRELIMINARY FINAL LAND DEVELOPMENT PLAN**

Michael LaCesa of Sheetz and John Luciani, PE, with Capital Engineering and Brian Soyka of Sheetz Engineering were present. They have submitted revised plans and have received comments from Rory Morrison of the Middlesex Township Municipal Authority and they have addressed those. They believe that they have also resolved the issues brought up by Larry Claycomb. They have added buffering across the back of the lot and along the east side. They have also submitted a separate subdivision plan combining all the lots. Michael LaCesa requested that they allow Bud Grove to review the plan and not discuss everything tonight. They also feel that Army Heritage is a local road and not a collector road, as it is designated in the Comprehensive Plan. Jeff Kelly, Cumberland County Planner, stated that he had only received the plan on Friday. He did have a question about the landscaping. This was discussed. They do show 28 trees. There was discussion about a power line that crossed the property and whether or not there should be an easement. Bud Grove, Township Engineer, stated that there should be an easement recorded at the courthouse. No easement came up on the title search. Mr. Grove said that an easement should be created to protect the power line. Perhaps Sheetz would check to see if the adjacent properties would take their power off of Trindle Road. Keith and Bud had no comments at this time. Bud will have comments at the October 8, 2007, meeting. Mark had no comments at this time. Michael LaCesa pointed out that they are granting an extension of 60 days to the Supervisors. Mark stated that as long as the plan is in order, the Commission may be able to move the plan forward next month.

**(TPF 07-15) CUMBERLAND KNOLL, PHASE 1
FINAL SUBDIVISION PLAN**

Bob Fisher of RJ Fisher, Francis McNaughton, Sr., and Joel McNaughton were in attendance to represent the plan. Jeff Kelly reviewed the County comments. There was concern about the setback for lots 176 and 177. This was discussed and it was determined that the perimeter line is the centerline of the road so, if the ordinance is taken literally, the perimeter setback is adequate. Bud Grove reviewed his comments. There was discussion regarding landscaping details. Bob Fisher stated that all of the required trees are specified on the plan. Anything over and above are not detailed but

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 24, 2007**

will be species approved by the Township. Mark suggested a note or chart on the plan showing open space and other zoning requirements required and provided for each phase, indicating overall compliance upon completion of the last phase. Bob Fisher suggested that they put the note on page 2 which shows the overall plan. All agreed that it was a good idea. After discussion, Bob Fisher said they could use the existing farm lane for secondary access to the first phase. Mark had a comment about the divided boulevard at the end of Cumberland Knoll Drive. He requested that Bob Fisher evaluate the intersection and if necessary, move the center boulevard planted area back to make sure there is enough room for fire trucks to turn into Cumberland Knoll Drive from Country Club Road. Mr. Carpenter had no other comments. The commission members had no further comments. Bob Fisher will give written responses to Mr. Grove's comments.

Rod Groff made the following motion:

"Pursuant to plan #07-15 submitted August 24, 2007, titled Final Subdivision Plan for Phase I of Cumberland Knoll, I move we recommend granting the six waivers listed on sheet 1 of the plan."

Tracy Gleim seconded the motion and it passed unanimously.

Rod Groff also made the following motion:

"I move we recommend approval of plan #07-15 submitted August 24, 2007, titled Final Subdivision Plan for Phase I of Cumberland Knoll with the following conditions:

1. That the comments of the Cumberland County Planning Commission listed in review report #07-233, dated September 19, 2007 be met.
2. That the review comments of Township Engineer, Bud Grove, dated September 24, 2007, be met."

Tracy Gleim seconded the motion and it passed unanimously.

**(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 with Landmark Commercial Realty was present. Oppidan had asked that this issue be tabled tonight. They wish to address the Cumberland County Comments in the meantime. They will be attending the next meeting. Jeff Kelly reviewed the County comments. The County feels that the use is not in keeping with the intended purpose of the VC district to allow less intensive commercial uses that support residential development. The proposed recreational vehicle use could negatively impact other VC districts. Mr. Carpenter added that these issues are the same things that the Supervisors were concerned about. Jeff Kelly said the amendment may be more acceptable if a definition was added for recreational vehicle and specific special

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 24, 2007**

exception criteria were added to limit impacts to residential areas. Larry Claycomb verified with Keith Brenneman, Township Solicitor that the Planning Commission needs to recommend on this project. Keith explained further the Planning Commission's role in this situation and the information in the ordinance pertaining to special exceptions. Mr. Brenneman clarified that the Planning Commission is recommending to the Board of Supervisors whether or not the zoning ordinance should be amended and could suggest additions or modifications to the proposed amendment. Mr. Claycomb wanted to make sure that everyone understood. Tracy Gleim was concerned that with no definition of recreation vehicle, the amendment could allow the sales of other off road recreational vehicles like trucks, instead of just camping vehicles. All the commission members stated that they understand what they need to consider.

OTHER BUSINESS:

Mark Carpenter stated that next month there will be two special exception applications to review.

Mark Carpenter stated that there is training at Shippensburg on Tuesday evening about zoning if any of the Commission Members wish to attend.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Mike Buchanan seconded the motion and it passed unanimously at 9:03 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission