

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
OCTOBER 8, 2007**

START TIME: 7:00 p.m.

END TIME: 8:51 p.m.

MEMBERS PRESENT:

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

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Bud Grove, Township Engineer
Rick Gines

AGENDA:

1. APPROVE PAST MINUTES OF SEPTEMBER 24, 2007
2. PUBLIC COMMENT
3. (TPF 07-11) SHEETZ, INC. AT TRINDLE ROAD & ARMY HERITAGE DRIVE,
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(BOS action deadline extended to December 9, 2007)
4. (TPF 07-16) OPPIDAN INVESTMENT COMPANY
INFORMAL REVIEW OF REVISIONS TO PROPOSED ZONING
ORDINANCE TEXT AMENDMENT TO ALLOW RECREATIONAL
VEHICLE SALES AND SERVICE BY SPECIAL EXCEPTION IN
THE VC ZONING DISTRICT
5. (ZHB 07-3) CHR CORPORATION
PROPERTY NEAR NORTHWEST INTERSECTION OF
HARRISBURG PIKE AND PENNSYLVANIA TURNPIKE
SPECIAL EXCEPTION TO ALLOW DRIVE-IN CAR WASH IN CH
DISTRICT
(Zoning Hearing scheduled for November 14, 2007)
6. (ZHB 07-4) COUNTY OF CUMBERLAND
SPECIAL EXCEPTION TO ALLOW PUBLIC BUILDINGS AND
GOVERNMENT INSTITUTIONS IN RF DISTRICT
(Zoning Hearing scheduled for November 14, 2007)

MEETING MINUTES:

Larry Claycomb called the meeting to order at 7:00 p.m. Larry Claycomb welcomed Tracey Gillespie to the Planning Commission. She is our new member.

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APPROVE PAST MINUTES OF SEPTEMBER 24, 2007

The minutes of the September 24, 2007 meeting were reviewed and a motion was made to approve them with one correction by Steve Zeigler and seconded by Mike Buchanan. The motion passed unanimously.

PUBLIC COMMENT

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

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

Mark Carpenter said the applicant requested that their plan be tabled.

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

Ronald Lucas, Attorney at Law, of Stevens & Lee and Claudia Ryan of Oppidan were present to represent the plan. Claudia Ryan explained that they have retained Mr. Lucas to represent this project. They have the property under contract at this time. They originally came in asking for a text amendment to the zoning. They have now provided a proposed definition of recreational vehicle. Mike Buchanan pointed out that a tractor-trailer with a sleeper cab could be included in their definition. Ron will amend their definition to specifically exclude commercial trucks. They believe that it would be added to Article XIV – 1455. Mr. Lucas went over their proposed zoning amendment. They are purchasing at least 15 acres and are talking to the landowner about acquiring more than that. Questions were asked, answered and discussion took place. They would like to attend the December 5, 2007, Board of Supervisors meeting. Mr. Claycomb asked the applicants to take a seat in the gallery so that the Commission could discuss the issues. The pros and cons of the project were discussed. The sense of the Commission is to recommend in favor of the amendment if the proposed definitions and supplemental regulations are modified as discussed. There was lengthy discussion about restricting this use so that RV sales and service business do not pop up in other VC districts. Then there was more discussion about the width of the driveway and whether or not there should be a maximum width. They will revise their application and return in November. Mark pointed out that Zoning Ordinance section 19.02 E. has details about the required report and recommendation of the Planning commission on the proposed Zoning Ordinance amendment.

**(ZHB 07-4) COUNTY OF CUMBERLAND
SPECIAL EXCEPTION TO ALLOW PUBLIC BUILDINGS AND
GOVERNMENT INSTITUTIONS IN RF DISTRICT**

Chad Brackeen, PE, of K&W Engineers and Pat Slattery of Cumberland County were in attendance. Mr. Brackeen briefly explained their plan to expand the Cumberland County

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Prison to accommodate approximately a 50% increase in population. They also will be relocating the Public Safety (911) Center to across the street, behind the Agricultural Extension Center in a stand-alone building. The prison was built in 1982. Mark asked if the new building would be willing to be serviced by Middlesex Township Municipal Authority for their water and sewer service. Mr. Slattery gave some history about the Public Safety Center and why and what they intend to do. Mr. Claycomb instructed the Commission members to think about the request and he felt that they should be able to vote on it at the next meeting.

**(ZHB 07-3) CHR CORPORATION
PROPERTY NEAR NORTHWEST INTERSECTION OF HARRISBURG
PIKE AND PENNSYLVANIA TURNPIKE
SPECIAL EXCEPTION TO ALLOW
DRIVE-IN CAR WASH IN CH DISTRICT**

The applicant was not in attendance. Mark Carpenter explained that they want to build a Rutter's convenience store across from Hoss's and Giant on route 11. The Planning Commission needs to recommend on their request for a special exception to have a drive-through car wash.

OTHER BUSINESS

Mark Carpenter passed out the draft meeting schedule for 2008 asking for input regarding any conflicts. He asked them to get back to him with any input.

Mark thanked Tracey Gillespie for joining the Planning Commission.

There being no further business, Tracey Gillespie made a motion to adjourn the meeting. Mike Buchanan seconded the motion and it passed unanimously at 8:51 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission