

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
OCTOBER 9, 2006**

START TIME: 7:00 p.m.

END TIME: 8:32 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Steve Zeigler

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

David Hukill
Americo Gines-Serrano
Tracy Gleim
Bud Grove, Township Engineer

AGENDA

1. APPROVE PAST MINUTES OF SEPTEMBER 25, 2006
2. PUBLIC COMMENT
3. (TPF 06-11) 2006 PERRY COUNTY DRAFT COMPREHENSIVE PLAN
(comment deadline 10-19-06)
4. (TPF 06-12) 2006 MONROE TOWNSHIP COMPREHENSIVE PLAN UPDATE
(comment deadline 11-02-06)
5. (TPF 06-13) 2006 SOUTH MIDDLETON TOWNSHIP COMPREHENSIVE PLAN
2006 SOUTH MIDDLETON TOWNSHIP ZONING ORDINANCE
(comment deadline 11-09-06)
6. (TPF 05-7) DRAFT ZONING ORDINANCE AMENDMENT
CONSERVATION SUBDIVISION DESIGN
(comment on working draft for BOS)

MEETING MINUTES

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

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APPROVE PAST MINUTES OF SEPTEMBER 25, 2006

Steve Zeigler made a motion to approve the minutes of September 25, 2006, with 4 corrections. Mike Buchanan seconded the motion. The motion passed unanimously.

PUBLIC COMMENT

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

**(TPF 06-11) 2006 PERRY COUNTY DRAFT COMPREHENSIVE PLAN
(comment deadline 10-19-06)**

Larry Claycomb reviewed the Perry County Comprehensive Plan and felt that it included a lot of information about the history of the county that was not necessary. There were some interesting statistical comparisons between Perry and Cumberland Counties. 68% of workers from Perry County work outside the county. 33% of workers work in Cumberland County. 7.6% have a 4-year degree in Perry County where 27% have a 4-year degree in Cumberland County. All felt that the comprehensive plan was appropriate as it affects Middlesex Township.

**(TPF 06-12) 2006 MONROE TOWNSHIP COMPREHENSIVE PLAN UPDATE
(comment deadline 11-02-06)**

Mark Carpenter reported on this comprehensive plan. He pointed out the proposed land use in the border at the southeast corner of Middlesex Township. He reported that the plan appears to be consistent with the Middlesex Township Comprehensive Plan.

**(TPF 06-13) 2006 SOUTH MIDDLETON TOWNSHIP COMPREHENSIVE PLAN
2006 SOUTH MIDDLETON TOWNSHIP ZONING ORDINANCE
(comment deadline 11-09-06)**

Mark Carpenter pointed out that an Industrial Area abuts the Middlesex Township Village Center zoning district along Trindle Road. He said the proposed future land use in the area adjacent to Middlesex Township along Trindle Road appears to be no change from the current South Middleton Township Comprehensive Plan. He pointed out that South Middleton Township has Agricultural Conservation zoning adjacent to land zoned Residential Farm and being used for agriculture in Middlesex Township. He said the plan appears to be consistent with the Middlesex Township Comprehensive Plan.

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**(TPF 05-7) DRAFT ZONING ORDINANCE AMENDMENT
CONSERVATION SUBDIVISION DESIGN
(comment on working draft for BOS)**

Mark Carpenter summarized the draft amendments. Mark said he had incorporated earlier comments from Larry Claycomb and Mike Buchanan into the draft. Mike Buchanan mentioned he sees the north mountain as an asset and proposes to restrict development impacts by limiting clear cutting of trees to the immediate area of each home, limiting development to areas with less than 25% slopes and limiting visual impact by requiring the use of natural earth tone color exteriors on homes. Mike Buchanan mentioned he wants to review the draft to be sure the same open space requirements apply to condominium style developments. Mike Buchanan mentioned that the ordinance should encourage a clear delineation of private property from commonly owned open space areas to reduce conflicts. Mark Carpenter asked Planning Commission members to review the draft and provide comments on a marked up copy.

OTHER BUSINESS:

There being no further business, Rod Groff made a motion to adjourn the meeting. This was seconded by Mike Buchanan and passed unanimously at 8:32 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission