

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
OCTOBER 13, 2008**

START TIME: 7:00 p.m.

END TIME: 8:49 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Steve Zeigler
Rick Gines
Tracey Gillespie

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Tracy Gleim
Rod Groff

AGENDA:

1. APPROVE PAST MINUTES OF SEPTEMBER 22, 2008
2. PUBLIC COMMENT
3. TPF 08-13 PROPOSED ZONING ORDINANCE AMENDMENTS
CONCERNING SCHOOLS, PLACES OF WORSHIP AND
CEMETERY USES
4. TPF 08-16 CUMBERLAND RECYCLING
FERROUS METAL RECYCLING FACILITY
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
(BOS action deadline December 6, 2008)
5. TPF 08-17 PENN DOT COUNTY MAINTENANCE FACILITY
PRELIMINARY LAND DEVELOPMENT PLAN
(BOS action deadline December 6, 2008)
6. TPF 08-18 NORTH MIDDLETON TOWNSHIP COMPREHENSIVE PLAN
(BOS action deadline November 9, 2008)
7. TPF 08-19 PAUL E SHUMAN & HARRIET M CONRAD
PRELIMINARY / FINAL SUBDIVISION PLAN
(BOS action deadline January 10, 2009)

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8. ZHB 08-4 SHENANDOAH MOBILE COMPANY
 ZHB APPLICATION FOR SPECIAL EXCEPTION
 TO INSTALL PERSONAL WIRELESS SERVICE FACILITY
 (Zoning Hearing scheduled for November 12, 2008)

9. OTHER BUSINESS

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

DISCUSSION ABOUT AMENDMENTS TO TOWNSHIP ORDINANCE 10-2008

MEETING MINUTES

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

APPROVE PAST MINUTES OF SEPTEMBER 22, 2008

Steve Zeigler made a motion to accept the minutes from September 22, 2008, as amended. Tracey Gillespie seconded the motion and it passed unanimously.

PUBLIC COMMENT:

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

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

Tracey Gillespie moved to table this item to the next meeting as per the request of the applicant. Rick Gines seconded the motion and it passed unanimously.

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

Mark Carpenter stated that he has not heard from the applicant, so Steve Zeigler made a motion to table this item until the next meeting. Mike Buchanan seconded the motion and it passed unanimously.

**TPF 08-19 PAUL E SHUMAN & HARRIET M CONRAD
 PRELIMINARY / FINAL SUBDIVISION PLAN**

Jerry Gibboney from Burget & Associates was present to explain the plan. The property is owned by Paul E. Shuman and Harriet M. Conrad who are brother and sister. They

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wish to subdivide a small lot to be owned by Harriet M. Conrad alone. Questions were asked and answered. Mr. Gibboney pointed out two waivers that will be requested and Mr. Carpenter assured him that there will be more recommended in the Township Engineer's comments. He will return for the next meeting.

**ZHB 08-4 SHENANDOAH MOBILE COMPANY
ZHB APPLICATION FOR SPECIAL EXCEPTION
TO INSTALL PERSONAL WIRELESS SERVICE FACILITY**

Debbie Baker, site acquisition contractor to Shenandoah Mobile, also known as Shentel, was present. Shentel is a Sprint PCS affiliate and they need a cellular site in the township. They have signed a lease agreement with the Township Supervisors for a site behind the composting facility at the township park. They need a special exception from the Zoning Hearing Board. They are proposing a 195-foot monopole tower. The lot is a leased area of 100 feet x 100 feet with a 70 feet x 70 feet fenced area. The tower will accommodate up to 4 carriers. Questions were asked and answered. The nearest house is approximately 600 feet away. It will sit approximately 1000 feet off the road. The utility lines will be run underground. They have notified the neighbors by certified mail. The Commission will be prepared to recommend at the next meeting.

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

The Township Solicitor added the chart for maximum allowable lot coverage to the ordinance. There was discussion regarding zeros and decimal points. Mike Buchanan reported about a Federal law from 2000 that requires that religious uses be treated the same as comparable uses in comparably zoned areas. There was discussion regarding this issue. Mr. Carpenter asked him to write a memo explaining this issue so that he can send it to Keith Brenneman, Township Solicitor, for guidance.

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

Mr. Claycomb had sent out the list that was discussed at the last meeting to the members and compiled the responses. Apparently, there is no consensus on what to work on next. He distributed the results to the members and suggested that they discuss the issues when all seven members are present. Mark Carpenter suggested that an access management ordinance be considered for the list in order to limit the number of driveways that would be allowed along a specified distance. There was discussion regarding shared driveways.

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TPF 08-18 NORTH MIDDLETON TOWNSHIP COMPREHENSIVE PLAN

Mark Carpenter distributed copies of North Middleton Township's comprehensive plan on CD to all of the members. The Commission needs to comment on the plan as far as how it affects Middlesex Township.

DISCUSSION ABOUT AMENDMENTS TO TOWNSHIP ORDINANCE 10-2008

Mark distributed the ordinance to the members. The Cumberland County Planning Department has supplied some comments. Mr. Brenneman is looking at them. RJ Fisher also had some comments. The Supervisors have requested that the Planning Commission review these comments.

OTHER BUSINESS:

Larry Claycomb asked about the lighting ordinance. It is scheduled for a public hearing in November.

Mike Buchanan suggested that somebody in the township needs to take the lead and get a more comprehensive township map drawn showing the greenways, etc., as recommended by Randall Arndt from the Natural Lands Trust. There is already a plan done but it needs to be updated.

Natural Lands Trust sent a note to DCNR complementing Middlesex Township for adopting the Conservation Design Ordinance.

There being no further business, Tracey Gillespie made a motion to adjourn the meeting. Steve Zeigler seconded the motion and it passed unanimously at 8:49 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission