

MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
October 22, 2007

START TIME: 7:00 p.m.

END TIME: 08:14 p.m.

MEMBERS PRESENT:

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

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Rick Gines
Bud Grove, Township Engineer

AGENDA:

1. APPROVE PAST MINUTES OF OCTOBER 8, 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)

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MEETING MINUTES

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

APPROVE PAST MINUTES OF OCTOBER 8, 2007

Mike Buchanan made a motion to approve the minutes of October 8, 2007, with several changes. Steve Zeigler seconded the motion and it passed unanimously.

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

Mark Carpenter announced that they wished to be tabled for tonight as they are addressing Bud Grove's comments. Steve Zeigler made a motion to table the discussion. Tracy Gleim seconded the motion and it passed unanimously.

**(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**

Mark Carpenter advised that they have amended their request for a zoning amendment. They will be taking it to the Supervisors on Friday, October 26, 2007, and request a hearing date. Larry Claycomb asked Keith Brenneman to explain the difference between applications that can be discussed and those that should not. He explained that they had cancelled their hearing with the Supervisors so the information that was available was previously submitted for an amendment and that amendment no longer exists.

**(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**

Neal Metzger of CHR Corporation was present to explain the plan. Rutter's want to build a convenience store with fuel sales and a drive-through carwash. The convenience store and fuel sales are already approved uses for this district. They wish to have a special exception to allow the drive-through car wash. They will install a right turn lane southbound and a left turn lane northbound on route 11 to facilitate traffic flow. They have submitted a traffic study to Penn DOT and expect to hear from them shortly. The water from the carwash will be recycled. It will be adding a fourth leg to the existing signal and a left turn arrow. There will be a traffic signal maintenance agreement recorded. Mark suggested that they write to him regarding their questions about signs and number of signs and variances necessary. He stated that they would need a variance for the driveway width since it is more than 30 feet. Tracy Gleim asked about

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the second driveway. It is right turn in and right turn out only. He also asked about plans for the other lot #2. Tim Rutter of Rutter's stated that they plan to clear it for visibility purposes. They plan to develop it. Keith Brenneman asked about stacking of cars to the carwash and how someone would know where that is to occur. Mr. Rutter stated that there would be signs and lanes painted on the pavement to direct people to the entrance to the car wash. Rod Groff asked about lot #2 and if they were going to clear the entire site and Tim Rutter replied in the affirmative. Steve Zeigler asked about the back of lot 1 and they replied that it would be a lawn area. Mike Buchanan asked about turning left onto northbound route 11. That is required by Penn DOT.

The following motion was presented by Mike Buchanan:

"Pursuant to the request of CHR Corporation for a hearing before the Zoning Hearing Board to allow a drive-in car wash in the Commercial Highway Zoning District (ZHB #07-03), I move that we recommend approval with the following four conditions:

1. That water used for washing the vehicles be recycled to minimize was consumption and water treatment demands.
2. Additions of right turn lane of route 11 south.
3. Addition of left hand turn lane on Route 11 North.
4. That the traffic signal on Route 11 at Giant Headquarters be upgraded.

Tracey Gillespie seconded the motion and it passed unanimously.

(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 was here to discuss the plan. Also in attendance were Pat Slattery of Cumberland County, and Bruce Barclay, County Commissioner. There was discussion about whether we need a plan to grant a special exception and it was determined that it there should be a concept plan, which they have, for the public safety aspects. Rod Groff asked about the tax parcel numbers as identification.

The following motion was presented by Mike Buchanan:

"Pursuant to the request of the County of Cumberland for a hearing before the Zoning Hearing board (ZHB #07-04) to consider the existing Cumberland County Prison as an RF Zone conforming use under "Public Buildings and Governmental Institutions" re section 6-04.O of the Zoning Ordinance, I move we recommend approval."

Steve Zeigler seconded the motion and it passed unanimously.

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The following motion was also presented by Mike Buchanan:

“Pursuant to the request of the County of Cumberland for a hearing before the Zoning Hearing board (ZHB #07-04) to allow public buildings and government institutions in the Residential Farm Zoning District (ZHB #07-04) in the form of a public safety building, we recommend approval with the following condition: That the Crabtree Rorhbaugh concept plan review, 911 E.O.C. Building, should be met.

Tracy Gleim seconded the motion and it passed unanimously.

OTHER BUSINESS:

Mark Carpenter pointed out a workshop at the Comfort Suites that will be on October 29, 2007, by Mark Fenton - Health Community Design – More than a walk in the park. It is free.

Mike Buchanan announced an outdoor lighting workshop on October 30, 2007, near Westchester, PA. He said that the PA Lighting council has a terrific website.

Mike Buchanan also announced that the feature article in the Patriot News on Sunday was about Pennterra and had a picture of Mark Carpenter in it.

There being no further business, Steve Zeigler made a motion to adjourn the meeting. Tracy Gleim seconded the motion and it passed unanimously. The meeting was adjourned at 8:14 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission