

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 22, 2012**

START TIME: 7:00 p.m.

END TIME: 7:51 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracy Gleim
Jim Dries
Rod Groff

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Jeff Kelly, Cumberland County Planning

MEMBERS & STAFF ABSENT:

Steve Zeigler
Vic Stabile
Keith Brenneman, Township Solicitor
Bud Grove, Township Engineer

AGENDA:

APPROVE PAST MINUTES OF OCTOBER 8, 2012

PUBLIC COMMENT

TPF 12-23 ZONING ORDINANCE AMENDMENT PROPOSED BY BOARD OF
SUPERVISORS TO ALLOW SALES AND SERVICE OF
MOTORCYCLES, MOTOR DRIVEN CYCLES AND PEDAL CYCLES
(BICYCLES) IN THE VC DISTRICTS
(BOS public hearing scheduled for November 30, 2012)

OTHER BUSINESS

MEETING MINUTES

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

APPROVE PAST MINUTES OF OCTOBER 8, 2012.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 22, 2012**

Jim Dries made a motion to approve the minutes of the October 8, 2012, meeting as amended. The motion was seconded by Rod Groff and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

TPF 12-23 ZONING ORDINANCE AMENDMENT PROPOSED BY BOARD OF
SUPERVISORS TO ALLOW SALES AND SERVICE OF
MOTORCYCLES, MOTOR DRIVEN CYCLES AND PEDAL CYCLES
(BICYCLES) IN THE VC DISTRICTS
(BOS public hearing scheduled for November 30, 2012)

Mr. Claycomb reviewed the options of the Planning Commission as it relates to this proposed zoning ordinance amendment. Jeff Kelly, Cumberland County Planning Commission, presented and explained the comments from the County Planning Commission. Members of the Commission had written up their individual comments and shared them with the other members.

Jim Dries made the following motion.

"The Planning Commission recommends favorable consideration of the permitted use of motor cycle, motor driven cycle and or pedal cycle sales and repairs in the Village Center Districts. To clarify the draft ordinance and address the Cumberland County Planning Department review comments, recommend the draft ordinance be modified per the attached."

This was seconded by Michael Buchanan and passed unanimously.

Mr. Dries will send the amended draft ordinance out to all the members.

OTHER BUSINESS:

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Michael Buchanan and passed unanimously at 7:51 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 22, 2012**

TOWNSHIP OF MIDDLESEX
CUMBERLAND COUNTY, PENNSYLVANIA

ORDINANCE NO. - 2012

AN ORDINANCE OF THE TOWNSHIP OF MIDDLESEX, CUMBERLAND COUNTY, PENNSYLVANIA, AMENDING ORDINANCE NO. 3-89 ENACTED JUNE 30, 1989 KNOWN AS THE "MIDDLESEX TOWNSHIP ZONING ORDINANCE", ARTICLES IX, PERMITTING MOTORCYCLE, MOTOR-DRIVEN CYCLE AND/OR PEDALCYCLE (BICYCLE) SALES AND SERVICE AS A PERMITTED USE IN THE VC – VILLAGE CENTER DISTRICT.

BE IT HEREBY ENACTED AND ORDAINED and it is hereby enacted by the Board of Township Supervisors in and for the Township of Middlesex, Cumberland County, Pennsylvania, as follows:

SECTION 1: Article IX, VC – Village Center Districts, Section 9.02, Permitted Uses, of the Middlesex Township Zoning Ordinance, is hereby amended to include the following additional paragraph and provisions:

L. Motorcycle, motor-driven cycle and/or pedalcycle (bicycle) sales, accessory products sales, repairs, and service, subject to the following requirements:

1. There shall be no outside storage of motorcycles, motor-driven cycles or pedalcycles (bicycles) or any parts or accessories; however, motorcycles, motor-driven cycles and pedalcycles (bicycles) may be displayed outside for sales purposes only during regular business hours.

2. The maximum lot size for this use shall be one acre.

3. The terms motorcycle, motor-driven cycle and pedalcycle (common usage is bicycle) shall be as defined by the Pennsylvania Department of Transportation, as amended from time to time.

4. Traffic flow and ingress-egress shall not cause traffic hazards on adjacent streets. Access driveways shall be so laid out as to avoid the necessity of any vehicle leaving the property to back out into any street right-of-way or portion thereof. On-lot traffic circulation channels, display areas and parking areas shall be clearly delineated.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 22, 2012**

5. All service and/or repair activities and storage of parts shall be conducted within a completely enclosed building.

6. No outdoor storage of parts, equipment, lubricants, fuel or other materials used or discarded, as part of the service or repair operation, shall be permitted, except within an enclosed area for covered receptacles or trash dumpster screened from adjacent properties and streets.

7. Any ventilation equipment outlets associated with vehicle service and/or repair work area(s) shall not be directed toward any adjoining residential areas.

8. The applicant shall furnish evidence that the storage and disposal of materials will be accomplished in a manner that complies with State and Federal regulations.

9. No washing of motorcycles, motor-driven cycles or pedalcycles (bicycles) shall be allowed on the subject property, except as required for pre-delivery preparation, service and/or repair.

SECTION 2: If any section, sub-section, provisions, regulations, limitation, restriction, sentence, clause, phrase or word in this Ordinance or the Middlesex Township Zoning Ordinance is declared by any reason to be illegal, unconstitutional, or invalid by any court of competent jurisdiction, such decision shall not affect or impair the validity of this Ordinance as a whole or any other section, sub-section, provisions, regulations, limitation, restriction, sentence, clause, phrase, word or remaining portion of this Ordinance or the Middlesex Township Zoning Ordinance.

SECTION 3: This Ordinance shall become effective upon enactment in accordance with applicable law.

DULY ENACTED AND ORDAINED this day of , 2012 by the
Board of
Township Supervisors in public session duly assembled.

MIDDLESEX TOWNSHIP

By: _____
Chairman, Board of Supervisors

ATTEST:

Township Secretary

(Township Seal)