

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 26, 2009**

START TIME: 7:00 p.m.

END TIME: 8:40 p.m.

MEMBERS PRESENT:

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

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Bud Grove, Township Engineer

AGENDA:

1. APPROVE PAST MINUTES OF OCTOBER 12, 2009
2. PUBLIC COMMENT
3. TPF 09-6 PROPOSED ZONING ORDINANCE AMENDMENT
NEW REGULATIONS FOR WIND TURBINE GENERATORS
4. TPF 09-11 KEYSTONE ARMS
PRELIMINARY/FINAL REVISED SUBDIVISION PLAN
(BOS action deadline January 9, 2010)
5. TPF 09-12 KEYSTONE ARMS
PRELIMINARY/FINAL REVISED LAND DEVELOPMENT PLAN
(BOS action deadline January 9, 2010)

MEETING MINUTES

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

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APPROVE PAST MINUTES OF OCTOBER 12, 2009

Michael Buchanan made a motion to approve the minutes of the October 12, 2009, meeting with no changes. The motion was seconded by Rod Groff and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 09-11 KEYSTONE ARMS
PRELIMINARY/FINAL REVISED SUBDIVISION PLAN
(BOS action deadline January 9, 2010)**

P. Eric Brinser of Rettew Associates and Dave Marschka of Keystone Arms were in attendance to explain the plan. They have just received the comments from the Cumberland County Planning Department and Bud Grove, Township Engineer. Larry Claycomb asked about the waivers that were requested and pointed out that they do not apply at this time, as the previous plan had been recorded with those waivers. Jeff Kelly reviewed the comments from the County. Larry Claycomb had a comment regarding clarification. Mark Carpenter, Township Zoning Officer, had no comments. Keith Brenneman, Township Solicitor, had no comments. The comments from Mr. Grove were then reviewed.

**TPF 09-12 KEYSTONE ARMS
PRELIMINARY/FINAL REVISED LAND DEVELOPMENT PLAN
(BOS action deadline January 9, 2010)**

Mark Carpenter, Township Zoning Officer, discussed the zoning hearing that was held in 2005 where townhouses were approved as a special exception. They will have their attorney call Mr. Brenneman to figure out what to do in this regard. Also each 1-bedroom unit you must have 3000 sq ft on that lot and 4000 sq ft for 2-bedroom unit. They will calculate that out. Mr. Kelly reviewed his comments with the applicant. There was clarification made by Mr. Brenneman. Mr. Grove's comments were reviewed. Mr. Claycomb also requested that they provide evidence that they are meeting the requirements in the ordinance (14.38) for apartments. The applicant will work on the issues that were brought up. They will advise Mr. Carpenter when they want to be on the agenda again. Mr. Carpenter asked if the Commission would be willing to send the application for the additional 24 EDUs in sewer capacity.

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Rod Groff made a motion that the Planning Commission recommend approval of the DEP planning exemption postcard for the addition 24 EDUs of sewage capacity. Tracy Gleim seconded the motion and it passed unanimously.

**TPF 09-6 PROPOSED ZONING ORDINANCE AMENDMENT
NEW REGULATIONS FOR WIND TURBINE GENERATOR**

Jeff Kelly reviewed his comments on the proposed ordinance. There were some adjustments made in the wording in response to his comments. Keith Brenneman had a few items that he would like to discuss with Mr. Buchanan separately after the Board of Supervisors review it. Mr. Carpenter asked that this ordinance return to the Planning Commission after the Board of Supervisors look at it before a hearing is set.

Tracey Gillespie made a motion to send this to the Board of Supervisors for review but not for approval. Seconded by Michael Buchanan and passed unanimously.

OTHER BUSINESS:

A motion was made by Tracey Gillespie to cancel the meeting on November 9, 2009, due to attendance problems. Steve Zeigler seconded the motion and it passed unanimously.

Tracy Gleim read about the Appalachian Trail having a meeting. It was tonight at the Carlisle Theater at 7:00 p.m. Jeff Kelly, Cumberland County Planning, stated that it was an educational meeting for the general public.

There being no further business, Steve Zeigler made a motion to adjourn the meeting. The motion was seconded by Tracey Gillespie and passed unanimously at 8:40 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission