

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 27, 2008**

START TIME: 7:00 p.m.

END TIME: 9:22 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
Bud Grove, Township Engineer
Keith Brenneman, Township Solicitor
Jeff Kelly, Cumberland County Planning

MEMBERS & STAFF ABSENT:

Rick Gines

AGENDA:

1. APPROVE PAST MINUTES OF OCTOBER 13, 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 OCTOBER 13, 2008.

Steve Zeigler made a motion to approve the minutes of the October 13, 2008, meeting as amended. The motion was seconded by Mike Buchanan and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

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

The applicant had submitted a revised plan which Mark Carpenter distributed to the Commission members at this meeting. Jennifer Garcia from Dawood and Steven Fields from Cumberland Recycling were present. Ms. Garcia explained the changes that were made to the plan. She explained the changes that they made in order to address Bud Grove's comments. Jeff Kelly reviewed the County's comments. Questions were asked and answered.

Steve Zeigler made the following motion.

"Pursuant to the Preliminary/Final Land Development Plan, TPF 08-16 dated 08/22/2008, titled Cumberland Recycling Ferrous Metal Recycling Facility Preliminary/Final Land Development Plan, I move that we recommend granting the 8

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waivers requested.”

This was seconded by Mike Buchanan and passed unanimously.

Steve also made the following motion.

“I move that we recommend approval of the Preliminary/Final Land Development Plan, TPF 08-16 dated 08/22/2008, titled Cumberland Recycling Ferrous Metal Recycling Facility Preliminary/Final Land Development Plan, with the following conditions.

That the conditions listed in the letter to the Planning Commission from the Township Engineer, Bud Grove dated 09/22/2008 be met.

This was seconded by Mike Buchanan and passed unanimously.

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

Mark Carpenter stated that he has not heard from PennDOT. Tracy Gillespie made a motion to table this item. It was seconded by Rod Groff and passed unanimously.

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

Richard Conrad and Richard Green of Burget and Associates were present.

Jeff Kelly went over the County’s comments. Bud Grove reviewed his comments. Mark Carpenter had a couple of comments which he reviewed. There was also a concern about the septic drain field. Mark does not feel that the Board of Supervisors can approve the plan until there is a resolution of this item. Keith stated that the Commission could recommend on the plan with the condition that this be resolved.

Rod Groff made the following motion.

“Pursuant to the Preliminary/Final Subdivision Plan #TPF 08-19, titled Paul E. Shuman & Harriet M Conrad Preliminary/Final Subdivision Plan I move that we recommend approval of the 2 waivers requested, ,and if they are requested, any waivers for location map scale and item #11 of Bud Grove’s comments dated October 27, 2008.”

This was seconded by Steve Zeigler and passed unanimously. Tracy Gleim recused himself from the vote due to the fact that he rents this property.

Rod Groff made the following motion:

“Pursuant to Preliminary/Final Subdivision Plan #TPF 08-9, titled Paul E. Shuman & Harriet M. Conrad Preliminary/Final Subdivision Plan, I move that we recommend approval with the following conditions.”

1. That the comments listed in the letter from Bud Grove to the Planning Commission dated October 27, 2008, be met.
2. That the comments of the Cumberland County Planning Commission Review

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#08-227 dated October 10, 2008, be met.

3. That the DEP non-waiver form be completed and submitted to DEP.
4. That the Board of Supervisors approval block be revised and included in the plan."

The motion was seconded by Steve Zeigler and passed unanimously.

Larry Claycomb moved to amend the conditions to reflect the change in the signature block which was seconded by Mike Buchanan and passed unanimously. Tracy Gleim recused himself from voting since he rents the land. They will be at the Board of Supervisors' meeting Friday October 31, 2008, at 7:30 a.m.

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

Deb Baker was in attendance. Jeff Kelly had a question regarding the color of the pole. There was discussion regarding this. Other items were discussed and questions asked and answered.

Mike Buchanan proposed that the pole be painted white, light grey or light blue. After much discussion, it was recommended that he go to the Zoning Hearing Board to bring up the issue of color.

Mike Buchanan made the following motion.

"I move that we recommend that the Zoning Hearing Board approve the Shenandoah Mobile Company ZHB application for special exception to install personal wireless service facility (ZHB #08-4) with the following condition: That a notice of construction be sent to the heliport owner, Scot Newhart, on North Middlesex Road.

Tracey Gillespie seconded the motion and it passed unanimously.

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

Mike Buchanan sent a note to Keith Brenneman about the religious land use federal law that he found. Mr. Brenneman advised that the Commission should go ahead and make their recommendations to the Board of Supervisors. Jeff Kelly compared Middlesex Township to ten other municipalities and he stated that Middlesex Township generally provides for less parking but he feels that what is provided for is fine. There

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was discussion regarding stabilized grass for overflow parking. The consensus was to consider the overflow parking issue in the revised Subdivision Land Development Ordinance.

Steve Zeigler made the following motion. Recommend approval of the draft ordinance 10-01-2008 regarding schools, places of worship and cemetery uses."

Rod Groff seconded the motion and it passed unanimously.

DISCUSSION ABOUT AMENDMENTS TO TOWNSHIP ORDINANCE 10-2008

Larry, Mike and Mark have been working on this and will report to the Planning Commission at the next meeting.

TPF 08-18 NORTH MIDDLETON TOWNSHIP COMPREHENSIVE PLAN

If the Planning Commission has any comments on the comprehensive plan, the Planning Commission should make recommendations to the Middlesex Township Board of Supervisors and the board will communicate these items to North Middleton Township. Jeff Kelly talked about concerns that the County has and he will provide a copy of the letter to North Middleton Township to the Planning Commission. There was discussion regarding these issues. Mark Carpenter will write a letter to North Middletown Township after discussing it with the Board of Supervisors. There is no specific comment from the Planning Commission.

OTHER BUSINESS:

Larry Claycomb is on the Cumberland County Storm Water Management Plan Advisory Committee. Their objective is to have a model ordinance by mid 2010. Larry Claycomb would like to give the Board of Supervisors an update regarding this.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Steve Zeigler and passed unanimously at 9:22 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission