

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
November 11, 2019**

START TIME: 7:00 p.m.

END TIME: 7:59 p.m.

MEMBERS PRESENT:

Wes Beard
Michael Buchanan
Larry Claycomb
Tracy Gleim
Randy Waggoner

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Jim O'Connell
Steve Zeigler

AGENDA:

APPROVE PAST MINUTES OF OCTOBER 14, 2019

PUBLIC COMMENT

- TPF 17-13 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN OF
BURGER KING & POPEYE'S RESTAURANTS
(BOS action deadline March 6, 2020)
- TPF 18-15 PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
FOR CARLISLE STEEL SUPPLY, LLC
(BOS action deadline February 6, 2020)
- TPF 19-2 COMPREHENSIVE PLAN UPDATE
- TPF 19-17 FINAL MINOR SUBDIVISION PLAN FOR BARRICK
AND REVIEW DEP SEWAGE FACILITIES PLANNING MODULE
FOR SMALL FLOW SEWAGE TREATMENT FACILITY
(BOS action deadline January 6, 2020)
- TPF 19-18 FINAL MINOR SUBDIVISION PLAN FOR
LOT 1 AND PHASE 2 OF PINE HILL INDUSTRIAL PARK
(BOS action deadline February 5, 2020)
- TPF 19-19 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN OF
MASTER MANUFACTURERS
(BOS action deadline February 5, 2020)

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ZHB 19-03 PA SICKLERVILLE ASSOCIATES LP
APPLICATION FOR SPECIAL EXCEPTIONS
TO ALLOW DRIVE THRU FACILITIES AT TWO
PROPOSED RESTAURANTS IN THE CH ZONING DISTRICT

OTHER BUSINESS

MEETING MINUTES

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

APPROVE PAST MINUTES

Randy Waggoner made a motion to approve the minutes from October 14, 2019, as submitted. Tracy Gleim seconded the motion and it passed unanimously.

PUBLIC COMMENT:

Mr. Claycomb asked for public comment and Randy Waggoner announced that if there were any veterans in the room, thank you for your service.

**TPF 17-13 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN OF
BURGER KING & POPEYE'S RESTAURANTS
(BOS action deadline March 6, 2020)**

Tracy Gleim made a motion to table this item and it was seconded by Michael Buchanan and passed unanimously.

**TPF 18-15 PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
FOR CARLISLE STEEL SUPPLY, LLC
(BOS action deadline February 6, 2020)**

Mark D. Carpenter, Township Zoning Officer stated that this item should be tabled. Tracy Gleim made a motion to table this item. The motion was seconded by Randy Waggoner and passed unanimously.

**TPF 19-17 FINAL MINOR SUBDIVISION PLAN FOR BARRICK
AND REVIEW DEP SEWAGE FACILITIES PLANNING MODULE
FOR SMALL FLOW SEWAGE TREATMENT FACILITY
(BOS action deadline January 6, 2020)**

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The Barricks were in attendance at the meeting. Mark D. Carpenter, Township Zoning Officer, recommends the item be tabled until the outstanding comments are submitted. They are waiting for responses from their surveyor on some items.

Tracy Gleim moved to table this item.

Wes Beard seconded the motion and it passed unanimously.

**TPF 19-18 FINAL MINOR SUBDIVISION PLAN FOR
LOT 1 AND PHASE 2 OF PINE HILL INDUSTRIAL PARK
(BOS action deadline February 5, 2020)**

Scott Akens of Akens Engineering was in attendance to represent the plan. It was pointed out that the parcel numbers on the plan were incorrect. Mr. Akens showed the Planning Commission members how they propose to divide up and reconfigure the lots in the development. Questions were asked and answered. Mr. Carpenter distributed the County Planning Comments to the applicant. Bud Grove, Township Engineer, has not yet sent his comments.

**TPF 19-19 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN OF
MASTER MANUFACTURERS
(BOS action deadline February 5, 2020)**

The applicant proposes to add more square footage to the existing building. Bob Unger of Cumberland Design and Building Company was in attendance to explain what the company does. They design trailers to transport the blades for windmills. They are a specialty manufacturer of steel items. They need larger cranes to accommodate the items that they manufacture. Bud Grove, Township Engineer, will hopefully have comments for the next meeting.

**ZHB 19-03 PA SICKLERVILLE ASSOCIATES LP
APPLICATION FOR SPECIAL EXCEPTIONS
TO ALLOW DRIVE THRU FACILITIES AT TWO
PROPOSED RESTAURANTS IN THE CH ZONING DISTRICT**

Charlie Suhr of Stevens and Lee was in attendance to represent the application. The access has been approved by PennDOT. This is an application for two drive-through lanes which is a permitted use that is allowed by special exception. The Planning Commission needs to make a recommendation to the Zoning Hearing Board. Questions were asked and answered about turning radii for trucks and ambulance and fire equipment. The traffic patterns were described in detail. They have the comments from Bud Grove, Township Engineer. The Zoning Hearing is December 11th.

Randy Waggoner made the following motion.

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We move to recommend approval of the special exception ZHB 19-03 with general conformance to the plan dated 9/20/2019.

This was seconded by Michael Buchanan and passed unanimously.

TPF 19-2 COMPREHENSIVE PLAN UPDATE

Mark D. Carpenter, Township Zoning Officer, stated that he does not have anything new. He explained the process in general for Bob Unger's edification at this time. Mr. Unger recalled in the past when Mr. Lutz was asking for better conformity at the Pine Hill Industrial Park with North Middleton's permitted uses. Mr. Carpenter explained what that would mean in general. The allowed uses in our light industrial area are quite restrictive.

OTHER BUSINESS:

Mark D. Carpenter, Township Zoning Officer, reviewed some of the current construction that is going on in the township.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Randy Waggoner seconded the motion and it passed unanimously at 7:59 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission