

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
November 13, 2007**

START TIME: 7:00 p.m.

END TIME: 9:06 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracey Gillespie
Rick Gines
Rod Groff

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Keith Brenneman, Township Solicitor
Bud Grove, Township Engineer
Jeff Kelly, Cumberland County Planning
Steve Zeigler

AGENDA:

1. APPROVE PAST MINUTES OF OCTOBER 22, 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
APPLICATION FOR ZONING ORDINANCE TEXT AMENDMENT
TO ALLOW RECREATIONAL VEHICLE SALES AND SERVICE BY
SPECIAL EXCEPTION IN THE VC DISTRICT
(BOS Public Hearing Scheduled for December 5, 2007)
5. (TPF 07-17) CUMBERLAND COUNTY
ADDITIONS AND RENOVATIONS FOR COUNTY PRISON
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(BOS action deadline February 10, 2008)

MEETING MINUTES

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

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
November 13, 2007**

APPROVE PAST MINUTES OF OCTOBER 22, 2007

Rod Groff made a motion to approve the minutes of October 22, 2007, with some changes. This was seconded by Mike Buchanan and passed unanimously.

PUBLIC COMMENT

Mr. Claycomb asked for public comment and there was none.

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

Michael LaCesa, Director of Real Estate from Sheetz, and Brian Soyka, Engineering/Permits Manager from Sheetz, Charlie Suhr from Stevens and Lee and John Luciani from First Capital Engineering were in attendance. Bud Grove's comments were reviewed. Mr. Grove was not present but will be at the next meeting, November 26, 2007, with his comments about the land development plan. Mark has no comments at this time on the plan. They do not need an NPDS permit because there is no direct discharge into a stream. Mark Carpenter asked about the LeTort Regional Authority and Brian Soyka stated that it was submitted. Mr. Carpenter reported on the Municipal Authority. A component 1 module will be necessary. It is being worked on now. Mr. LaCesa stated that the agreement is done. We need 5 copies of the module and related documentation. Mike Buchanan asked about the comments and responses to them. Mr. LaCesa stated that the plans and the comment letters are with Bud and being worked on. Rod Groff asked about the waivers in the comments and John Luciani stated that they have been added to the plan of October 26, 2007. Several other questions were discussed regarding the land development plan comments. Mr. Carpenter mentioned that the signature block has to be changed to comply with a recent amendment to the subdivision ordinance. Larry Claycomb had some written comments on the plan which were reviewed and discussed extensively. Mr. Carpenter will talk to Bud and ask him to get his comments out as soon as possible. They will return on October 26, 2007.

**(TPF 07-16) OPPIDAN INVESTMENT COMPANY
APPLICATION FOR ZONING ORDINANCE TEXT AMENDMENT TO
ALLOW RECREATIONAL VEHICLE SALES AND SERVICE BY
SPECIAL EXCEPTION IN THE VC DISTRICT**

Shannon Rusk with Oppidan and Charlie Suhr of Stevens and Lee were in attendance. Mr. Suhr distributed a copy of the proposed change to the ordinance to the Commission members and reviewed it. There was discussion about several items. Several questions were asked and answered.

Rod Groff made the following motion:

"I move we recommend to the Board of Supervisors that they amend Ordinance No. 2-

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
November 13, 2007**

89 enacted June 30, 1989, known as the Middlesex Township Zoning Ordinance, by amending Article II, Section 2.03 to provide a definition for recreational vehicle, amending Article IX, Section 9.04 to provide recreational vehicle sales and service as a use permitted by special exception in the VC-Village Center Zoning District, and by amending Article XIV to provide supplementary regulations with respect to recreational vehicles sales and service.”

Tracy Gleim seconded the motion and the motion passed unanimously.

Larry Claycomb will draft a letter to the Board of Supervisors justifying this decision. The letter will be approved by the Planning Commission at the next meeting. He asked the Planning Commission members to review the list of reasons to include in the letter and provide him with feedback.

**(TPF 07-17) CUMBERLAND COUNTY
ADDITIONS AND RENOVATIONS FOR COUNTY PRISON
PRELIMINARY FINAL LAND DEVELOPMENT PLAN**

Patrick J. Slattery, Capital Projects Manager for Cumberland County, and Mark Kurowski of K&W and Norm Benfer from Crabtree Rohrbaugh Associates were in attendance to discuss the proposed addition and renovations to the Cumberland County Prison. Mr. Slattery gave a brief overview of the plan to the Commission. Several questions were asked and answered. Since they are close to the LeTort Spring Run, they will need to get an NPDES individual permit. They are doing the preliminary work on that. Mr. Carpenter will see that Bud Grove gets the plan and hopefully Mr. Grove will have his comments at the next meeting on October 26, 2007.

OTHER BUSINESS:

Larry Claycomb talked about the recent sinkhole on Army Heritage Drive and referred to the geological study that was done for the Kensington development. He commented that the presence of the sinkhole verified the geologist's conclusions.

Mike Buchanan asked about the FEMA meeting on December 15, 2007, and if Planning Commission members could attend. Mark Carpenter stated that they could if they so desire.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Rod Groff seconded the motion and it passed unanimously at 9:06 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission