

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 23, 2009**

START TIME: 7:00 p.m.

END TIME: 7:49 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Steve Zeigler
Tracy Gleim

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Bud Grove, Township Engineer
Keith Brenneman, Township Solicitor
Jeff Kelly, Cumberland County Planning
Tracey Gillespie

AGENDA:

1. APPROVE PAST MINUTES OF OCTOBER 26, 2009
2. PUBLIC COMMENT
3. TPF 09-11 KEYSTONE ARMS
REVIEW SPECIAL EXCEPTION REQUEST TO ALLO MULTIPLE DEWLLING
STRUCTURES, APARTMENT DWELLINGS, IN VC-VILLAGE CENTER
DISTRICT

MEETING MINUTES

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

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APPROVE PAST MINUTES OF OCTOBER 26, 2009

Rod Groff made a motion to approve the minutes of the October 26, 2009, meeting with no changes. The motion was seconded by Steve Zeigler and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 09-11 KEYSTONE ARMS
REVIEW SPECIAL EXCEPTION REQUEST TO ALLOW MULTIPLE
DWELLING STRUCTURES, APARTMENT DWELLINGS, IN VC-
VILLAGE CENTER DISTRICT**

Michael Kostiew of McNees, Wallace & Nurick, LLC, along with P. Eric Brinser of Rettew Associates and Dave Marschka of Keystone Arms were in attendance. Larry Claycomb pointed out that normally, these items are carried over to the next meeting. Since the public hearing for this matter has already been scheduled, he asked if the commission would take a shot at making a recommendation at this meeting. Everyone agreed that that was a reasonable request.

Mr. Brinser reviewed the purpose of the request and went over the changes in the subdivision plan, as he had done at the October 26th meeting. Mr. Claycomb requested explanation of the variance that is being requested also, even though the Commission would not be commenting on that. Questions were asked and answered.

Rod Groff made the following motion:

Pursuant to the request of Keystone Arms, LLC, for a Special Exception to allow 6 apartment buildings consisting of 60 dwelling units in the Village Center Zoning District at their Keystone Arms development on Harrisburg Pike (ZHB #09-2), I move that we recommend approval.

The motion was seconded by Steve Zeigler and passed unanimously.

OTHER BUSINESS:

Michael Buchanan brought the commission members up to date on the status of the wind turbine generator ordinance. He was at the Board of Supervisors meeting and presented it to them. Mark Carpenter feels that the Board of Supervisors wants the

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Commission to continue to address the comments that have been received from Bud Grove and Keith Brenneman, Township Solicitor and then bring it back to them again.

Larry Claycomb stated that a neighbor came to him and said they wanted to put in a wood stove. Larry told him that he was not allowed to do that in Village Center. He had further discussion with Don Geistwhite and he felt that there were new EPA standards for wood stoves that reduce emissions by 90%. The state is now working on a new standard in concert with that. Mr. Geistwhite would like the commission to revisit the wood stove ordinance. Mr. Claycomb asked Mark Carpenter if he felt it was appropriate for the Commission to do that. He felt that it was perhaps premature until the State finalizes their standard. The consensus was to wait until the state standard is published. Mr. Claycomb will write to Mr. Geistwhite advising him that the Commission will address this issue when the state publishes its standard.

Mark Carpenter announced that the commission needs to continue with the Appalachian Trail issues. Also, the Board of Supervisors has agreed to allow farm stores. He will be working up an ordinance for the commission.

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 7:49 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission