

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
November 26, 2012**

START TIME: 7:00 p.m.

END TIME: 8:11 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Steve Zeigler
Vic Stabile

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Jim Dries
Tracy Gleim

AGENDA:

APPROVE PAST MINUTES OF NOVEMBER 12, 2012

PUBLIC COMMENT

ZHB 12-04 APPLICATION OF ROSTAN ASSOCIATES FOR SPECIAL EXCEPTION
TO ALLOW HOTEL USE AT 77 SHADY LANE IN THE VC DISTRICT
(Zoning Hearing scheduled for December 12, 2012)

OTHER BUSINESS

MEETING MINUTES

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

APPROVE PAST MINUTES OF NOVEMBER 12, 2012.

Mike Buchanan made a motion to approve the minutes of the November 12, 2012, 2012, meeting as -submitted. The motion was seconded by Steve Zeigler and passed with 4 yes's and with one abstention by Vic Stabile.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

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Charles M. Courtney of McNees, Wallace & Nurick, LLC, Tim Mellott with Mellott Engineering, Edward Tubbs, one of the owners of the project were in attendance to represent the plan. Mr. Courtney gave a quick overview of the plan for the benefit of the members who were not present at the last meeting. Questions were asked and answered. There was discussion regarding the letter that the fire chief, Ed Beam, had submitted regarding the special exception request. Mr. Claycomb reviewed the purpose of the Planning Commission's review of a special exception request for the members of the Planning Commission. Jeff Kelly, Cumberland County Planning Commission, reviewed the issues as it relates to the county. There was discussion about traffic at the intersection with route 11, signage issues, and the height of the retaining wall.

The following motion was made by Michael Buchanan.

"I move that we recommend approval of the Special Exception request for ZHB 12-04 titled application of Rostan Associates for Special Exception to allow hotel use at 77 Shady Lane in the VC District with the following 3 conditions.

1. That the proposed retaining wall south and southwest of the building entrance be no more than 2 feet above the level of the driveway.
2. That parking only be permitted in the designated parking areas in order to permit emergency access to fire vehicles.
3. That the applicant agree to provide the material as determined by the Township Highway Superintendent for widening Shady Lane to a width of no more than 21 feet from the proposed entrance to Harrisburg Pike to accommodate the concerns expressed by the Fire Chief in his November 26, 2012, letter."

The motion was seconded by Rod Groff and passed unanimously.

OTHER BUSINESS:

Rod Groff stated that his current term is ending at the end of this year and he feels that he needs to resign due to the increasing pressures of his job. He thanked Larry Claycomb for his excellent leadership and Mark Carpenter for his support over the eight years he has been on the Planning Commission.

There being no further business, Michael Buchanan made a motion to adjourn the meeting. The motion was seconded by Steve Zeigler and passed unanimously at 8:11 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission