

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
December 10, 2018**

START TIME: 7:00 p.m.

END TIME: 8:08 p.m.

MEMBERS PRESENT:

Larry Claycomb
Michael Buchanan
Steve Zeigler
Jim Dries
Randy Waggoner
Tracy Gleim

STAFF PRESENT:

Margie Flatley-Carpenter, Secretary
Mark D. Carpenter, Zoning Officer
Bud Grove, Township Engineer

MEMBERS & STAFF ABSENT:

Jim O'Connell

AGENDA:

APPROVE PAST MINUTES OF NOVEMBER 12, 2018

PUBLIC COMMENT

TPF 17-21 ZONING ORDINANCE AMENDMENT TO PROVIDE FOR SELF-STORAGE FACILITIES BY SPECIAL EXCEPTION USE IN THE VC AND RC ZONING DISTRICTS; AND TO ADD SECTION 14.62 TO ARTICLE XIV SUPPLEMENTAL REGULATIONS.
(Review for Public Hearing on January 2, 2019 at 7:00 pm)

TPF 18-6 FINAL MAJOR LAND DEVELOPMENT PLAN
PROPOSED NORTHPOINT WAREHOUSE
AT 1700 HARRISBURG PIKE
(BOS action deadline February 6, 2019)

TPF 18-11 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR
EXPANSION OF EXISTING TRUCKING FACILITY AT
100 ROADWAY DRIVE FOR SAIA MOTOR FREIGHT LINE, LLC
(BOS action deadline March 6, 2019)

OTHER BUSINESS:

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
December 10, 2018**

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 November 12, 2018, as submitted. Jim Dries seconded the motion and it passed unanimously.

PUBLIC COMMENT:

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

**TPF 18-6 FINAL MAJOR LAND DEVELOPMENT PLAN
PROPOSED NORTHPOINT WAREHOUSE
AT 1700 HARRISBURG PIKE
(BOS action deadline February 6, 2019)**

Terri Delo with BL Company was in attendance to represent the plan. She called Christian Evangelistic, also of BL Companies, so that he could participate in the meeting and answer questions. She reviewed the plan changes that had occurred since the last time they were here. The most important change is a decrease in the number of trailer stalls in the front of the building so that they could enlarge the basin in the front. Bud Grove, Township Engineer, reviewed his comments. He is concerned about the access street to the property. It needs to be 50 feet wide and is now only 40 feet. He feels that there is no reason why they cannot improve this to comply with the Township's requirements. He feels that the boulevard needs to be eliminated from the center of the street. They are applying for an HOP with Penn DOT in the township's name and Mr. Grove is requiring that they supply copies of the plans for the HOP submission to the Township. Mr. Evangelistic said that they will do full depth boring to determine what the substrate of the road is and then replace the whole depth of the road if necessary. The east-west access road is viewed as an emergency exit access road. There was discussion of blocking that road with a gate so that it could only be used in an emergency. Mark D. Carpenter, Township Zoning Officer, brought up the height of the light poles on the property. They will be 25 feet high which is allowed at the discretion of the Board of Supervisors. Mr. Grove also pointed out that a letter from the Fire Chief is necessary stating that the plan is in accordance with the Fire Code. Ms. Delo explained that they had met with the fire chief and he had looked at the plan. Because of existing gas lines underground, they are not allowed to put access roadways overtop of the gas lines. Mr. Carpenter will get back to the fire chief about this. Mr. Claycomb asked about the waivers requested relative to the trees being removed and the trees being replaced. They had removed that waiver request once they worked out the demolition plan and the trees that will be necessary to meet screening requirements.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
December 10, 2018**

The environmental impact assessment is being prepared at this time. The karst assessment has already been done. The waiver list will be updated and consolidated into one letter and Sheet One will be updated. Questions were asked and answered. They have resubmitted to the LeTort Regional Authority. They have also resubmitted to the County. They will revise the plans accordingly and revise their letter.

**TPF 18-11 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR
EXPANSION OF EXISTING TRUCKING FACILITY AT
100 ROADWAY DRIVE FOR SAIA MOTOR FREIGHT LINE, LLC
(BOS action deadline March 6, 2019)**

Brian Clement with H. F. Lenz was in attendance to represent the plan. He explained the plan to the Planning Commission members. They had previously subdivided the lot from YRC. They are supplying an access road to the YRC property. They are adding a new shop and maintenance facility, an office addition and about 100 more loading doors. They have received Mr. Grove's first round of comments dated November 30th. Mr. Carpenter asked about the storm water management plan and Mr. Clement explained how they are expanding and updating it. They have submitted for their NPDES permit. Mr. Grove asked for a copy of their submission. Mr. Clement asked if they need to have a landscaping plan. Larry Claycomb asked how many trees they will be removing and how many will they replace. Mr. Clement said that he will get that information for the Planning Commission. Mr. Carpenter reviewed the tree requirements in a general way. They have engaged HRG to do a Traffic Impact Study. LeTort Regional and the County still need to submit their comments. They wish to table this plan for next week.

**TPF 17-21 ZONING ORDINANCE AMENDMENT TO PROVIDE FOR SELF-
STORAGE FACILITIES BY SPECIAL EXCEPTION USE IN THE VC
AND RC ZONING DISTRICTS; AND TO ADD SECTION 14.62 TO
ARTICLE XIV SUPPLEMENTAL REGULATIONS.
(Review for Public Hearing on January 2, 2019 at 7:00 pm)**

Mr. Carpenter reported that he was not able to talk to Keith Brenneman, Middlesex Township Solicitor, about the EST reference. Jim Dries recommended that they just delete the EST reference and just have 11 p.m. instead of 11 p.m. EST in 14.62L. They will put this in their recommendation.

Steve Zeigler made the following motion.

"I move that we recommend

1. Approval of TPF 17-21, Zoning Ordinance amendment to provide for self-storage facilities by special exception use in the VC and RC zoning districts.
2. To add Section 14-62 to Article XIV. Supplemental Regulations.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
December 10, 2018**

3. Strike 'EST' reference from Section 14.62L to maintain consistency with the SALDO."

This was seconded by Randy Waggoner and passed unanimously.

OTHER BUSINESS:

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Michael Buchanan seconded the motion and it passed unanimously at 8:08 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission