

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
December 11, 2017**

START TIME: 7:00 p.m.

END TIME: 8:14 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Jim Dries
Randy Waggoner
Jim O'Connell
Tracy Gleim

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Steve Zeigler

AGENDA:

APPROVE PAST MINUTES OF NOVEMBER 27, 2017

PUBLIC COMMENT

- TPF 17-2 FINAL MAJOR LAND DEVELOPMENT PLAN
 BEN SOUDER'S LAWN CARE & LANDSCAPING LLC
 (BOS action deadline March 7, 2018)
- TPF 17-12 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR
 CARLISLE AUTO AND TRUCK SALVAGE
 (BOS action deadline January 2, 2018)
- TPF 17-17 FINAL MINOR SUBDIVISION PLAN FOR
 SCHLUSSER PROPERTY
 (BOS action deadline February 7, 2018)
- TPF 17-18 FINAL SUBDIVISION PLAN FOR
 CUMBERLAND RANGE ESTATES – PHASE THREE
 (BOS action deadline February 7, 2018)
- TPF 17-19 FINAL MINOR SUBDIVISION PLAN FOR
 RODNEY M & FRANCINE A GROFF
 (BOS action deadline March 7, 2018)

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TPF 17-20 **FINAL MINOR LAND DEVELOPMENT PLAN FOR
MEDICAL CLINIC AT CARLISLE FLYING J
(BOS action deadline March 7, 2018)**

MEETING MINUTES

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

APPROVE PAST MINUTES

Jim Dries made a motion to approve the minutes from November 27, 2017, as amended. Randy Waggoner seconded the motion and it passed unanimously.

PUBLIC COMMENT:

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

TPF 17-20 **FINAL MINOR LAND DEVELOPMENT PLAN FOR
MEDICAL CLINIC AT CARLISLE FLYING J
(BOS action deadline March 7, 2018)**

Doug Brehm of Brehm-Lebo Engineering and Mitch Strobin from Urgent Care Travel were in attendance to represent the plan. Urgent Care Travel operates outpatient health care facilities at Pilot/Flying J truck stops. It is a walk-in clinic for truck drivers. They also provide the government required examinations for truck drivers. The closest clinics to Carlisle are in Virginia and Tennessee. The general community is also welcome to use the clinics. Mr. Brehm explained that it is a modular building to be placed on a section of existing parking lot. Seven parking spots will be eliminated by the building. The legally required number of parking spaces will still be maintained at the site. The traffic volume should not be affected at all, because their patients will already be on the site with their trucks for the most part. They expect to cut through the blacktop to place piers on which to place the building. Medical waste will be handled by a third party. Questions were asked and answered about parking, trees which may be required or waived, stormwater, etc. Mark Carpenter, Township Zoning Officer, stated that if the Municipal Authority comments are available by next week, the Planning Commission may be ready to act on this. He will let Mr. Brehm know before the meeting on the 8th of December.

TPF 17-2 **FINAL MAJOR LAND DEVELOPMENT PLAN
BEN SOUDER'S LAWN CARE & LANDSCAPING LLC
(BOS action deadline March 7, 2018)**

Doug Brehm of Brehm-Lebo Engineering was in attendance to represent the plan. He brought the Planning Commission members up to date on the progress of the plan since

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the last meeting. Questions were asked and answered about buffering, street trees, trash receptacles, and waivers.

Randy Waggoner made the following motion:

"I recommend approval of TPF 17-2, Final Major Land Development Plan, Ben Souder's Lawncare & Landscaping LLC, with the following conditions.

1. That the conditions of the letter from Bud Grove, Township Engineer, dated November 29, 2017, be met.
2. That the conditions of the Cumberland County review dated March 16, 2017, be met.

This motion was seconded by Tracy Gleim and passed unanimously.

Larry Claycomb made the following motion.

"I move that we recommend approval of the 7 waivers requested on the plan and also the waiver in comment 5 of the letter from Bud Grove, Township Engineer to the Township Supervisors dated November 29, 2017, for TPF 17-2 Final Major Land Development Plan, Ben Souder's Lawncare & Landscaping LLC."

This motion was seconded by Randy Waggoner and passed unanimously.

**TPF 17-12 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR
CARLISLE AUTO AND TRUCK SALVAGE
(BOS action deadline January 2, 2018)**

John Madden was in attendance to represent the plan. The plan was revised to make the changes in Bud Grove Township Engineer's comments, and the Zoning Hearing Board decision. Questions were asked and answered.

Jim O'Connell made the following motion.

"I recommend approval of the 5 requested waivers for TPF 17-12, titled Preliminary/Final Land Development Plan for Carlisle Auto and Truck Salvage.

This was seconded by Michael Buchanan and passed unanimously.

Jim O'Connell made the following motion.

"I recommend approval of TPF 17-12 Preliminary/Final Land Development Plan for Carlisle Auto and Truck Salvage

This was seconded by Michael Buchanan and passed unanimously.

**TPF 17-17 FINAL MINOR SUBDIVISION PLAN FOR
SCHLUSSER PROPERTY
(BOS action deadline February 7, 2018)**

Jim Dries made a motion to table this item per the request of the applicant.

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Michael Buchanan seconded the motion and it passed unanimously.

**TPF 17-18 FINAL SUBDIVISION PLAN FOR
CUMBERLAND RANGE ESTATES – PHASE THREE
(BOS action deadline February 7, 2018)**

Elizabeth Knouse-Foote and David Weihbrecht were in attendance to represent the plan. The plan has been revised to reflect all the changes in the comments. Questions were asked and answered.

Randy Waggoner made the following motion.

“I move that we recommend approval of TPF 17-18 titled Cumberland Range Estates – Phase three, Final Subdivision Plan dated October 18, 2017, with the following conditions.

1. That the comments of the Cumberland County Planning Commission Number 17-139, dated November 14, 2017, be met.
2. That the comments in Bud Grove’s letter dated November 27, 2017, be met.

This was seconded by Michael Buchanan and passed unanimously.

**TPF 17-19 FINAL MINOR SUBDIVISION PLAN FOR
RODNEY M & FRANCINE A GROFF
(BOS action deadline March 7, 2018)**

Rod and Francine Groff, owners, and Mark G. Romeo, PLS, of Romeo Land Surveying, Inc., were in attendance to represent the plan. They would like to subdivide their lot to create a 2.1 acre building lot. They are waiting to hear about sewer capacity for this new lot from the Middlesex Township Authority. If they cannot get on the sewer line, they will have to have an on-lot system. Questions were asked and answered. Mr. Carpenter suggested that they return in January, since the next meeting is in seven days, and it is unlikely that the Authority will have a decision on the sewer issue by that time. The applicant agreed.

OTHER BUSINESS:

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Randy Waggoner seconded the motion and it passed unanimously at 8:14 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission