

MIDDLESEX TOWNSHIP PLANNING COMMISSION
December 13, 2021

START TIME: 7:00 p.m.

END TIME: 9:24 p.m.

MEMBERS PRESENT:

Larry Claycomb
Tracy Gleim
Tom Ryan
Wes Beard
Jim O'Connell
Steve Zeigler

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Michael Buchanan
Elizabeth Grant, Cumberland County Planning Commission

AGENDA:

APPROVE PAST MINUTES OF OCTOBER 25, 2020

PUBLIC COMMENT

TPF 21-25 DISCUSSION AND POSSIBLE ACTION ON CHARTER HOMES
DEVELOPMENT PROPERTIES XX, INC. APPLICATION FOR COMPREHENSIVE PLAN AND
ZONING ORDINANCE AMENDMENTS ON ABOUT 214 ACRES OF PROPERTY LOCATED
ALONG W. TRIDLE ROAD AND ARMY HERITAGE DRIVE

MEETING MINUTES

APPROVE PAST MINUTES OF OCTOBER 25, 2021

Tom Ryan made a motion to approve the minutes of the October 25, 2021, meeting as submitted. This motion was seconded by Jim O'Connell and passed unanimously.

PUBLIC COMMENT

Mr. Claycomb asked if there was any public comment. Robin Stauffer of 150 Hickory town Road spoke up. He wanted to know about the process of plan approval in the township. Mr. Claycomb explained it and explained that the current plan under consideration does not fit under the SALDO and the zoning ordinance. The applicant is submitting changes to the zoning ordinance to accomplish their goals. Mr. Grove also discussed his role in this process and explained that the Planning Commission is a recommending body to the Board of Supervisors. They were concerned that they were not notified when an adjacent property was subdivided and believe they did not have a voice in the process. Jeff Woodruff 57 Shellbark court also voiced frustration

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with how this happened. Mike Reilly of 135 Hickorytown Road and 120 Ridge Drive also asked if the Township could notify landowners of developments with more than three lots in their neighborhood. They have submitted a letter asking to be on the agenda at a future Board of Supervisors meeting to discuss their concerns.

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Anthony Faranda-Diedrich with Charter Homes and Chris Knarr of McNees, Wallace & Nurick were in attendance to represent the plan.

The project is on the Stover Family Farm along Trindle Road and Army Heritage Drive. Charter is about 30 years old and started in Lancaster County. He talked about the history of the company and their values. He showed pictures of neighborhoods that they have built. Questions were asked and answered as he went along. This is an exceptionally large plan and things will change as time goes on. The proposed name is The Grange Neighborhood which means a group of buildings on a farm.

Chris Knarr explained the paperwork that has been submitted to the Planning Commission and explained what each proposed application is for.

There was a lot of discussion about many issues.

Anthony Faranda-Diedrich offered to conduct a tour of Arcona or Walden which are neighborhoods in our county built by Charter Homes.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Wes Beard passed unanimously at 9:24 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission