

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
DECEMBER 14, 2009**

START TIME: 7:04 p.m.

END TIME: 8:54 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:

Tracey Gillespie

AGENDA:

1. APPROVE PAST MINUTES OF NOVEMBER 23, 2009
2. PUBLIC COMMENT
3. TPF 09-6 PROPOSED ZONING ORDINANCE AMENDMENT
NEW REGULATIONS FOR WIND TURBINE GENERATORS
4. TPF 09-11 KEYSTONE ARMS
FINAL LOT CONSOLIDATION SUBDIVISION PLAN
(BOS action deadline January 9, 2010)
5. TPF 09-12 KEYSTONE ARMS
FINAL REVISED LAND DEVELOPMENT PLAN
(BOS action deadline January 9, 2010)
6. ZHB 09-3 AHN LEE
REVIEW SPECIAL EXCEPTION REQUEST TO ALLOW
MASSAGE ESTABLISHMENT AT 1215 HARRISBURG PIKE IN
THE CH-COMMERCIAL HIGHWAY DISTRICT

MEETING MINUTES

Larry Claycomb called the meeting to order at 7:04 p.m.

APPROVE PAST MINUTES OF NOVEMBER 23, 2009

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Michael Buchanan made a motion to approve the minutes of the November 23, 2009, meeting as amended. The motion was seconded by Steve Zeigler and it passed unanimously.

PUBLIC COMMENT:

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

**TPF 09-11 KEYSTONE ARMS
FINAL LOT CONSOLIDATION SUBDIVISION PLAN
(BOS action deadline January 9, 2010)**

P. Eric Brinser of Rettew Associates and Dave Marschka of Keystone Arms were in attendance. They had made application for a special exception which was granted by the Zoning Hearing Board. Mr. Brinser presented their new plan. Questions were asked and answered. Review comments are expected from Mr. Grove before the next meeting so that the Planning Commission may act on this plan.

**TPF 09-12 KEYSTONE ARMS
FINAL REVISED LAND DEVELOPMENT PLAN
(BOS action deadline January 9, 2010)**

P. Eric Brinser of Rettew Associates and Dave Marschka of Keystone Arms were in attendance. Mr. Brinser went over the differences between this new plan and the old plan. They had received a sewer capacity letter, but they need a water capacity letter. Mark Carpenter pointed out that the recreation fee will change based on the addition of 24 units to the whole development. This issue will be taken up with the Board of Supervisors. Review comments are expected from Mr. Grove before the next meeting so that the Planning Commission may act on this plan.

**ZHB 09-3 AHN LEE
REVIEW SPECIAL EXCEPTION REQUEST TO ALLOW MASSAGE
ESTABLISHMENT AT 1215 HARRISBURG PIKE IN THE
CH-COMMERCIAL HIGHWAY DISTRICT**

Mark Carpenter explained the request. Larry Claycomb requested that the Planning Commission members review the criteria for a special exception (section 14.17) to make a determination of whether or not they wish to recommend that the Zoning Hearing Board approve this request with or without conditions. There was extensive discussion about this topic.

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**TPF 09-6 PROPOSED ZONING ORDINANCE AMENDMENT
NEW REGULATIONS FOR WIND TURBINE GENERATORS**

Michael Buchanan reviewed the current version of this proposed ordinance. He has incorporated items which the Board of Supervisors expressed concern about, and he reviewed those items with the Commission. Rod Groff expressed some concerns that he had regarding this ordinance. He had concerns regarding setting up escrow accounts for decommissioning, requiring maintenance, inspections during construction and requiring annual inspections during use. He also felt that a special exception be required and that plans be approved in advance by a qualified professional. Mark Carpenter explained that any structure needs to have plans drawn up by an engineer and be approved by the building inspector. He was not sure that the annual inspection would be necessary. He also explained that the property maintenance code could be used to make sure that a derelict tower be taken down. He also pointed out that the Board of Supervisors did not want a special exception to be involved. He suggested that the Commission could add a zoning permit application that would be valid for a specific number of years, perhaps 3, and then it could be renewed after an inspection. There was further discussion regarding these issues. Mr. Buchanan will write up these issues and they will be discussed further at the next meeting.

OTHER BUSINESS:

None.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Steve Zeigler seconded the motion and it passed unanimously at 8:54 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission