

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 27, 2011**

START TIME: 7:07 p.m.

END TIME: 7:47 p.m.

MEMBERS PRESENT:

Larry Claycomb
Rod Groff
Tracy Gleim
Jim Dries

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Michael Buchanan
Steve Zeigler

AGENDA:

- APPROVE PAST MINUTES OF DECEMBER 12, 2011
- PUBLIC COMMENT
- TPF 11-13 STUART AND STANSFIELD TRACTS
FINAL MINOR SUBDIVISION – LOT ADDITIONS
(Last BOS prior to end of 90 day review period February 1, 2012)
- TPF 11-12 APPLICATION FOR ZONING ORDINANCE AMENDMENT
PERTAINING TO PLANNED CENTER SIGN REGULATIONS
(BOS Public Hearing scheduled for February 1, 2012)
- OTHER BUSINESS

MEETING MINUTES

Larry Claycomb called the meeting to order at 7:07 p.m.

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APPROVE PAST MINUTES

Jim Dries- made a motion to approve the minutes from December 12, 2011, as submitted. Rod Groff seconded the motion and it passed unanimously.

PUBLIC COMMENT:

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

**TPF 11-13 STUART AND STANSFIELD TRACTS
FINAL MINOR SUBDIVISION – LOT ADDITIONS
(Last BOS prior to end of 90 day review period February 1, 2012)**

Joe Burget of Burget & Associates was at the meeting. He distributed copies of the updated plan. Mr. Burget distributed an exhibit and explained to the members demonstrating the “error of closure” issue. Mark Carpenter, Township Zoning Officer, further discussed the issue as he had spoken to Keith Brenneman, Township Solicitor, about it. Jeff Kelly, Cumberland County Planning Commission, also reviewed his formal review of the plan.

The following motion was presented by Jim Dries.

“Regarding Plan TPF 11-13 titled Stuart and Stansfield Tracts Final Minor Subdivision Lot Additions dated October 28, 2011, as revised December 8, 2011, I move that we recommend approval of the 6 waivers requested.”

This was seconded by Tracy Gleim and passed unanimously.

Jim Dries made the following motion:

“I move that we recommend approval of Plan TPF 11-13 titled Stuart and Stansfield Tracts Final Minor Subdivision Lot Additions, dated October 27, 2011, and revised December 8, 2011, with the following conditions:

1. That the conditions stated in the Cumberland County review #11-141, dated November 15, 2011, be met.
2. That the condition of submitting a proposed deed for review as required by the Subdivision & Land Development Ordinance Section 307.c. be included.”

This was seconded by Tracy Gleim and passed unanimously.

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**TPF 11-12 APPLICATION FOR ZONING ORDINANCE AMENDMENT PERTAINING
TO PLANNED CENTER SIGN REGULATIONS
(BOS Public Hearing scheduled for February 1, 2012)**

Tracy Gleim made a motion to table this until the next meeting. Jim Dries seconded the motion and it passed unanimously. Jeff Kelly, Cumberland County Planning Commission, has submitted comments and the commission members will review them.

OTHER BUSINESS:

Larry Claycomb said that he encountered Dana Moore at the Harrisburg Airport and he complemented the Planning Commission and our Zoning Officer on the ease of doing business in Middlesex Township.

Mr. Carpenter showed the members a sketch plan that is coming in for the next meeting under the conservation design ordinance.

He also announced that five plans have been submitted from Camping World.

Tracy Gleim asked about the Witmer farm that is now owned by McNaughton and the subdivision plan that was previously approved with conditions. He asked if somebody bought it, would they be able to activate the plan that was previously approved. Mr. Carpenter said that that they could if the plan approval conditions were met.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Jim Dries seconded the motion and it passed unanimously at 7:47 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission