

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
December 28, 2015**

START TIME: 7:00 p.m.

END TIME: 8:30 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracy Gleim
Jim Dries
Steve Zeigler

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Randy Waggoner
Jim O'Connell
Keith Brenneman, Township Solicitor

AGENDA:

APPROVE PAST MINUTES OF DECEMBER 14, 2015

PUBLIC COMMENT

TPF 15-16 REVIEW ZONING ORDINANCE AMENDMENT PROPOSED BY BOARD OF
SUPERVISORS TO ARTICLE X-CH DISTRICTS AND ARTICLE XIV-
SUPPLEMENTAL REGULATIONS.
(Review prior to January 4, 2016, Public Hearing by BOS)

TPF 15-20 CARLISLE DOLLAR GENERAL
FINAL MINOR LOT CONSOLIDATION SUBDIVISION PLAN AND FINAL MINOR
LAND DEVELOPMENT PLAN
(BOS action deadline March 2, 2016)

OTHER BUSINESS

MEETING MINUTES

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

APPROVE PAST MINUTES OF DECEMBER 14, 2015.

Mike Buchanan made a motion to approve the minutes of the December 14, 2015, meeting as amended. The motion was seconded by Jim Dries and passed unanimously.

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PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 15-20 CARLISLE DOLLAR GENERAL
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MINOR LAND DEVELOPMENT PLAN**

Pat Higgins with MBC development was in attendance to represent the plan. He has received the comments from Mr. Grove. He presented a revised landscaping and lighting plan to the Commission members. There was further discussion of the different types of trees required. Mr. Claycomb requested that the applicant provide a list of the trees that will be removed and then a list of trees that will be planted to satisfy the requirement to replace 25% of the removed trees, which trees will be planted as part of the building-square-footage requirement, which trees will be street trees and which trees will be part of the screening requirement next to the adjoining properties. Bud Grove, Township Engineer, reviewed his comments. Mr. Claycomb asked the commission members how they feel about whether or not the applicant needs a registered landscape architect and the consensus was that the applicant probably does not need one and they should ask for a waiver of that requirement. Jeff Kelly, Cumberland County Planning Commission, reviewed the comments from the County. The applicant will submit their responses to Mr. Grove and will return when new comments are ready.

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Mr. Claycomb reviewed the details of this issue with Steve Zeigler since he was not present at the last meeting. He also explained the research that he was able to do since the last meeting about measuring sound levels.

Tracy Gleim made the following motion.

"I move we recommend approval of TPF 15-16, the Zoning Ordinance amendment proposed by the Board of Supervisors to Article X-CH district and Article XIV-Supplemental regulations."

This was seconded by Michael Buchanan and passed unanimously.

OTHER BUSINESS:

Mr. Buchanan suggested that the Township develop a general noise ordinance and/or nuisance noise ordinance for the township. Mr. Carpenter suggested that we might be able to get some information about this issue from the County and might be able to develop an ordinance in conjunction with the County. Jeff Kelly, Cumberland County Planning Commission, said that he would see if he can find any model ordinances about the issue.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Jim Dries and passed unanimously at 8:30 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission