

TOWNSHIP OF MIDDLETOWN
PLANNING COMMISSION MEETING
July 11, 2017

Present: Anthony Mirenda, Mark Bradson, Bill Moran, Greg Reitze, and Peter Schettler

A. Call to Order

Chairman Mr. Schettler called the meeting to order at 7:29 PM.

B. Approval of Minutes-June

Mr. Moran motioned to approve the June 2017 minutes. Mr. Bradson seconded this motion and the Commission approved unanimously with a vote of 5-0.

C. Old Business

None

D. New Business

An ordinance amending the Township Zoning Map to redesignate a certain parcel of land located between 1318 and 1330 W Baltimore Pike from the R-4 Residence District to SU-1-A Mixed Use District in conjunction with a plan to construct a new State Police barracks

An ordinance amending Chapter 275, Zoning, Article XIXA entitled SU-1-A, Mixed Use District, Section 275-117.6(C)(4) to permit a decrease in the rear yard setback requirements applicable to building occupied by Municipal and Government uses in conjunction with a plan to construct a new State Police barracks

Joe Riper, attorney for the applicant, noted he would present on both agenda topics and the same time. He showed a diagram to the Commission and explained that Ponds Edge was zoned R-4 and Franklin Mint was Zoned SU-1A. The applicant wished to subdivide a portion of Ponds Edge and make it SU-1A for the construction of the new State Police barracks. He then showed another diagram, which was a close-up of the proposed property in question with the subdivision. He reported the only change would be an amendment to the Conditional Use Application to indicate this portion of the property was put with the Franklin Mint property.

Mr. Riper went on to explain that the ordinance already does not require government and municipal entities to hold to setback requirements for the front of properties but they would need to decrease the setback for the rear to make this project work. He already spoke with Mr. Clark and Mr. Comitta, and they did not see a problem with this as the change was only for the State Police property. Mr. Riper went on to report that the proposal also speaks to the driveway being allowed to be in the 100 foot buffer.

Mr. Riper commented that this is a project that everybody wants to go through and that it would also allow access to Pennell Road and the Thomas Chevrolet light. Mr. Schettler agreed it was good to keep the State Police in the Township.

Mr. Riper noted that the applicant would be very conscious of the type of shrubbery planted along the building for safety and security purposes.

Mr. Moran asked if the access road was to be dedicated to the Township. Mr. Riper explained that the way it is proposed now, a portion of the road to Thomas Chevrolet would be dedicated. He felt this dedication should be taken all the way to Granite Farms but that has yet to be decided. Mr. Moran then asked about traffic patterns. Mr. Riper explained that there would be a right-in, right-out access point on Route 1. At Donovan Drive (Granite Farms Estate), three would be left and right access. There will also be a left-in at both traffic signals.

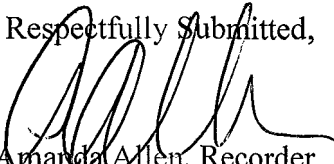
Mr. Reitze asked who would own the property. Mr. Riper explained that a new entity will be created between Franklin Mint and Ponds Edge, and it will be separate from the other two properties. He noted that separate ownership is permitted under SU-1-A for parcels within a property. Mr. Riper believed there would be a 20-year lease associated with this deal.

Mr. Reitze asked if the potential widening of Baltimore Pike was taken into consideration. Mr. Riper reported that there is roughly 60-80 feet before the right-of-way line and that should not be a problem if that project ever came to fruition.

Mr. Bradson motioned to recommend approval for the Zoning Map change. Mr. Mirenda seconded the motion and the Planning Commission approved the recommendation with a vote of 5-0.

Mr. Bradson motioned to recommend approval of amending the ordinance to permit a decrease in the rear yard setback. Mr. Mirenda seconded the motion and the Planning Commission approved the recommendation with a vote of 5-0.

Mr. Schettler adjourned the meeting at 7:42 P.M.

Respectfully Submitted,

Amanda Allen, Recorder