

**North Middleton Township Planning Commission**  
**Meeting Agenda**  
**January 18, 2022 - 6:30PM**

**ROLL CALL**

\_\_\_ Harry E. Kelso  
\_\_\_ Bradley Mitchell  
\_\_\_ Scott Forsythe

\_\_\_ Ronald Anderson  
\_\_\_ Mehdi Atar

\_\_\_ John M. Epley - Manager  
\_\_\_ Zachary Rice - Solicitor  
\_\_\_ Douglas S. Brehm - P.L.S.

- **Call to Order**
- **Pledge of Allegiance to the American Flag**
- **Public Input (Non-Agenda Items)**
  
- **Planning Commission Reorganization: *Action Item***  
*The Planning Commission must vote on appointing a Chairman, Vice-Chairman and Secretary of the Planning Commission*
  
- 1. **Meeting Minutes: *Action Item / The Planning Commission may approve or modify the minutes***
  - a. December 21, 2021: *Action Item*
  
- 2. **Pending Applications: *Discussion / Action Item***  
*The Planning Commission may discuss and/or approve these plans.*
  - a. **Henry's Hallmark Land Development Plan #2021-07: *Discussion / Action Item***  
The property is located at 700 West Suncrest Drive. The property is currently a vacant lot. The applicant would like to build a contractor's office. They did receive Conditional Use approval from the Board of Supervisors on November 19, 2021.
  
  - b. **Henry's Hallmark Final Land Development Plan #2021-07 Waiver Requests**
    - 1. **Article V, Section 180-24:** A preliminary plan submission is requesting to be waived due to the simplicity of the proposed Contractor's Office. The proposed development consists only of a building, parking area, utility connections, and stormwater management features. The lot was previously subdivided and stormwater management designed as part of a plan for Shaffer Business Park recorded September 7, 1999 in Plan Book 70 Page 112.
  
    - 2. **Article V, Section 180-38.A:** The existing site does not have sidewalks along the street frontage. Proposed sidewalk would not be consistent with the surrounding development.
  
    - 3. **Article V, Section 180-37.C:** The existing site is located within a cul-de-sac with 69 feet of frontage. It is not feasible to provide more than one ingress and egress.
  
  - c. **Flo Carpenter Subdivision Plan #2021-06**  
The property is located at 431 Cornman Road. The purpose of this plan is to subdivide Lot 2A with one of the two existing dwelling from Lot 1 to combine it with Lot 2 and to subdivide Lot 1A from Lot 2 to combine with Lot 1.
  
  - d. **Flo Carpenter Subdivision Plan #2021-06 Waiver Request**
    - 1. **Section 180-24 – 180-26 Waiver of Preliminary Plan:** A waiver of the Preliminary Plan Procedure as this plan proposes a lot line adjustment, concerns less than 10 lots, does not propose public improvements, and has been prepared to Final Plan standards.

**Adjournment**