

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
May 9, 2011**

START TIME: 7:00 p.m.

END TIME: 8:06 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Steve Zeigler
Jim Dries

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Tracy Gleim

MEMBERS & STAFF ABSENT:

Mike Cornfield
Bud Grove, Township Engineer

AGENDA:

- APPROVE PAST MINUTES OF APRIL 25, 2011
- PUBLIC COMMENT
- TPF 10-4 PROPOSED ZONING ORDINANCE AMENDMENT
REGULATION OF SOLAR ENERGY SYSTEMS
(BOS Public Hearing scheduled for July 6, 2011)
- TPF 10-6 PROPOSED STORMWATER MANAGEMENT ORDINANCE
VERSION 5
(BOS will review at 05-27-2011 workshop meeting)
- TPF 11-4(1) TEX VISIONS
AT PINE HILL INDUSTRIAL PARK LOT 6A
PRELIMINARY LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day plan review period 07-06-2011)
- TPF 11-4(2) TEX VISIONS
AT PINE HILL INDUSTRIAL PARK LOT 6A
FINAL LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day plan review period 08-03-2011)

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- **OTHER BUSINESS**
COUNTY PLANNING DEPARTMENT WORKSHOP ON WIND
ENERGY MODEL ORDINANCE MAY 12, 2011 AT 10 AM

MEETING MINUTES

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

APPROVE PAST MINUTES

Jim Dries made a motion to approve the minutes from April 25, 2011, as amended. Steve Zeigler seconded the motion and it passed unanimously.

PUBLIC COMMENT:

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

**TPF 11-4(1) TEX VISIONS
AT PINE HILL INDUSTRIAL PARK LOT 6A
PRELIMINARY LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day plan review period 07-06-2011)**

Steve Quigley from H Edward Black Associates and Doug McGarvey from Tex Visions were present. As a result of the issues that came up at the meeting, they have separated the plan set into a preliminary and a final set. They have addressed all of the comments from Bud Grove, Township Engineer in the new plan. The waivers were reviewed. Questions were asked and answered.

**TPF 11-4(2) TEX VISIONS
AT PINE HILL INDUSTRIAL PARK LOT 6A
FINAL LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day plan review period 08-03-2011)**

This is only for phase 1 of the previously submitted plan from the last meeting. The references to phase 2 and 3 were removed.

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**TPF 10-4 PROPOSED ZONING ORDINANCE AMENDMENT
REGULATION OF SOLAR ENERGY SYSTEMS
(BOS Public Hearing scheduled for July 6, 2011)**

Keith Brenneman, Township Solicitor, has reviewed the ordinance and resubmitted to the Planning Commission. The Planning Commission members will review it and vote on it at the next meeting.

**TPF 10-6 PROPOSED STORMWATER MANAGEMENT ORDINANCE
VERSION 5
(BOS will review at 05-27-2011 workshop meeting)**

Mark Carpenter stated that there were still some minor items that need to be clarified and that he is willing to make those changes to the ordinance. Jim Dries pointed out those items to the Planning Commission. Steve Zeigler made a motion that was seconded by Michael Buchanan to forward this proposed ordinance to the Board of Supervisors for their consideration. This was passed unanimously.

OTHER BUSINESS:

Mark Carpenter attended the workshop on a model solar energy ordinance at the County. There will be one on May 12, 2011, at 10:00 a.m. on a model wind ordinance and Mr. Carpenter will also attend that one. There will be one on Outdoor Wood-Fired Boilers coming up and he will keep the Planning Commission advised regarding this one. Mr. and Mrs. Carpenter will not be at the June 13th meeting. Eileen Gault will attend the meeting in lieu of them.

There being no further business, Steve Zeigler made a motion to adjourn the meeting. Jim Dries seconded the motion and it passed unanimously at 8:06 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission