

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
JULY 25, 2011**

START TIME: 7:00 p.m.

END TIME: 8:04 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracy Gleim
Steve Zeigler
Rod Groff

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Bud Grove, Township Engineer
Jim Dries
Mike Cornfield
Keith Brenneman, Township Solicitor
Jeff Kelly, Cumberland County Planning

AGENDA:

- APPROVE PAST MINUTES OF JUNE 13, 2011 AND JUNE 27, 2011
- 1. PUBLIC COMMENT
- 2. ZHB 2011-5 LOVE'S TRAVEL STOPS & COUNTRY STORES, INC
REVIEW SPECIAL EXCEPTION REQUEST TO ALLOW
EXPANSION OF EXISTING NON-CONFORMING TRUCK REPAIR
AND SERVICE FACILITY USE
(Zoning Hearing scheduled for August 10, 2011)
- 3. OTHER BUSINESS

MEETING MINUTES

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

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APPROVE PAST MINUTES OF JUNE 13 AND JUNE 27, 2011.

There were no minutes prepared for June 13. We hope to have them for the next meeting. Michael Buchanan made a motion to approve the minutes of the June 27, 2011, meeting as amended. The motion was seconded by Rod Groff and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**ZHB 2011-5 LOVE'S TRAVEL STOPS & COUNTRY STORES, INC
REVIEW SPECIAL EXCEPTION REQUEST TO ALLOW EXPANSION
OF EXISTING NON-CONFORMING TRUCK REPAIR AND SERVICE
FACILITY USE
(Zoning Hearing scheduled for August 10, 2011)**

Ron Lucas and Rick Shuffield of Loves Travel Stops & Country Stores, Inc., were present to explain the plan. Mr. Shuffield explained some history of how they came to possess this site. When Pilot took over the old Flying J site, Loves Travel Stops & Travel Stores took over the Pilot location in cooperation with the FTC in order to prevent Pilot from having a monopoly in the area. They are a company that started as a filling station and convenience store. In 1981, Tom Love got involved in the truck stop business. They are proposing to construct a separate building to be used for truck tire sales. Since this use is now nonconforming as a Truck Repair and Service Facility under the zoning ordinance, they are here to request a special exception to expand the use to allow tire sales. There will be no mechanical work done, i.e., oil changes, fluid changes, brakes, engine repair in the tire sales building. There was extensive discussion regarding traffic patterns and personnel required to help control traffic. Mr. Claycomb instructed the Planning Commission members to review the application, and to be prepared to make a recommendation at the next meeting on August 8, 2011.

OTHER BUSINESS:

None.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Michael Buchanan and passed unanimously at 8:04 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission