

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
AUGUST 8, 2011**

START TIME: 7:00 p.m.

END TIME: 9:11 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Jim Dries
Rod Groff

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Mike Cornfield
Tracy Gleim
Steve Zeigler
Bud Grove, Township Engineer

AGENDA:

- APPROVE PAST MINUTES OF JUNE 13, 2011, JUNE 27, 2011
AND JULY 25, 2011
- PUBLIC COMMENT
- 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 08-10-2011)
- TPF 11-7 PROPOSED ZONING ORDINANCE AMENDMENT
TO PROVIDE, AMONG OTHER AMENDMENTS, FOR NATIONAL
FRATERNAL OR BENEVOLENT ORGANIZATION USES
(BOS Public Hearing scheduled for 09-07-2011)
- TPF 11-08 HOLIDAY INN EXPRESS & SUITES FOR RAYS HOSPITALITY
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day plan review period 11-02-2011)
- OTHER BUSINESS

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MEETING MINUTES

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

APPROVE PAST MINUTES

The minutes from June 13, 2011, were not yet available. Mark Carpenter explained the proposed changes to the June 27, 2011, minutes. Jim Dries made a motion to approve the minutes from June 27, 2011, as amended. Mike Buchanan seconded the motion and it passed unanimously.

Rod Groff made a motion to approve the minutes from July 25, 2011, as amended. Mike Buchanan seconded the motion and it passed unanimously.

PUBLIC COMMENT:

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

**TPF 11-08 HOLIDAY INN EXPRESS & SUITES FOR RAYS HOSPITALITY
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day plan review period 11-02-2011)**

Raj Parekh from Rays Hospitality, Jim Snyder from Snyder, Secary and Associates, and Bill Gladstone from NAIC Realty were in attendance to describe the plan. The property is next to Rutter's and across route 11 from the Ahold North America Service Center building. It is a Holiday Inn Express and Suites. They had been to the Planning Commission earlier with a concept plan. Mark Carpenter advised that this plan will require an individual NPDES permit. They are asking for 4 waivers; preliminary/final Plan requirement, curbing, sidewalks, and a traffic impact study. When the traffic study was originally done, that property was supposed to be a bank which has many more trips than a hotel. There was discussion regarding many issues including parking, storm water management, number of employees, lighting, and landscaping. Questions were asked and answered. Bud Grove will review the plan, as will the members of the Planning Commission, and comments will be ready at the next meeting.

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**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 08-10-2011)**

The applicants were not in attendance. Larry Claycomb reviewed the application for a special exception that had been presented at the previous meeting. The Zoning Hearing Board meets this Wednesday. Larry Claycomb stated he believes that the applicant should not be allowed to store tires, parts or related equipment outside. There was discussion about recommending possible conditions for the special exception use.

Rod Groff made the following motion:

"I move that we recommend approval of the Love's Travel Stop & Country Stores, Inc., application to the Zoning Hearing Board (ZHB 2011-5) for a special exception to allow expansion of an existing nonconforming truck repair and service facility with the following conditions:

1. That tires, rims and related materials not be stored outside for reason of public perception, fire hazard, and mosquito control.
2. That service work is limited to tire service and very minor safety related repairs such as replacing fuses, running light bulbs, and wiper blades. "

The motion was seconded by Jim Dries and was approved unanimously.

**TPF 11-7 PROPOSED ZONING ORDINANCE AMENDMENT
TO PROVIDE, AMONG OTHER AMENDMENTS, FOR NATIONAL
FRATERNAL OR BENEVOLENT ORGANIZATION USES
(BOS Public Hearing scheduled for 09-07-2011)**

The applicants were not in attendance. Representatives from the local Moose Lodge had presented this concept to the Planning Commission at an earlier meeting. The proposed amendment allows national fraternal or benevolent organization uses as permitted uses in the Light Industrial zoning districts. They have now made a formal application for zoning ordinance amendment along with a proposed ordinance amendment. Keith Brenneman, Township Solicitor, forwarded this application for review by the Planning Commission.

Jim Dries made the following motion.

"I move that we recommend to the Board of Supervisors that they approve the proposed zoning ordinance amendment (TPF 11-7) to provide, among other amendments, for national fraternal or benevolent organization uses."

The motion was seconded by Rod Groff and approved unanimously.

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OTHER BUSINESS:

The Board of Supervisors approved the definition of the commercial highway changes that were reviewed at the last meeting.

They also approved the storm water ordinance.

There was a question regarding Tex Visions' project being delayed due to a traffic study and making road improvements. Mark Carpenter explained what that was all about. He will get information out to the members.

There being no further business, Jim Dries made a motion to adjourn the meeting. Michael Buchanan seconded the motion and it passed unanimously at 9:11 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission