

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
September 12, 2011**

START TIME: 7:00 p.m.

END TIME: 8:42 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Steve Zeigler
Jim Dries

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Rod Groff
Tracy Gleim

AGENDA:

- APPROVE PAST MINUTES OF AUGUST 22, 2011
- PUBLIC COMMENT
- ZHB 11-6 KEYSTONE ARMS ASSOCIATES, LLC
REVIEW SPECIAL EXCEPTION APPLICATION TO ALLOW
DEVELOPMENT OF A DRIVE-IN TYPE ESTABLISHMENT USE, A
RESTAURANT WITH PICK-UP WINDOW, ON COMMERCIAL LOT
165 OF THE KEYSTONE ARMS LAND DEVELOPMENT PLAN
(Zoning Hearing scheduled for October 12, 2011)
- REVIEW AND DISCUSS DRAFT ZONING ORDINANCE AMENDMENT TO
ALLOW CHANGEABLE SIGNS IN VC, CH, LI AND IG ZONING DISTRICTS
- OTHER BUSINESS

MEETING MINUTES

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

APPROVE PAST MINUTES

Steve Zeigler made a motion to approve the minutes from August 22, 2011, as amended. Mike Buchanan seconded the motion, and it passed unanimously.

PUBLIC COMMENT:

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

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WORKSHOP MEETING MINUTES
September 12, 2011**

- **ZHB 11-6 KEYSTONE ARMS ASSOCIATES, LLC – REVIEW SPECIAL EXCEPTION APPLICATION TO ALLOW DEVELOPMENT OF A DRIVE-IN TYPE ESTABLISHMENT USE, A RESTAURANT WITH PICK-UP WINDOW, ON COMMERCIAL LOT 165 OF THE KEYSTONE ARMS LAND DEVELOPMENT PLAN**
(Zoning Hearing scheduled for October 12, 2011)

Dave Marschka from Keystone Arms was in attendance to explain the request. They would like to have a drive-up lane at their commercial building. This will be for an ice cream shop. There will be sit-down service and a pick-up window. There were questions asked and answered. Mark Carpenter, Township Zoning Officer, reviewed the application and Larry Claycomb reviewed the choices that the commission members have. This item will be on the agenda for the next meeting, September 26, 2011.

REVIEW AND DISCUSS DRAFT ZONING ORDINANCE AMENDMENT TO ALLOW CHANGEABLE SIGNS IN VC, CH, LI AND IG ZONING DISTRICTS

Attorney Paula Light and Pat Lions of Premier Media were in attendance. They have submitted a draft zoning ordinance amendment to allow changeable electronic digital signs. Ms. Light reviewed the proposed draft amendment in detail. The members of the commission each communicated their thoughts on the matter and asked questions. Mr. Lions then showed a couple of videos of changing digital billboards that they have in the area. The general feeling of the Planning Commission is that the applicants need to find some favorable research that shows that changeable digital billboards are safe and not distracting to drivers.

OTHER BUSINESS:

Mark Carpenter, Township Zoning Officer, took the concerns about the township website to the Supervisors and they are working on it. He suggested that further comments be directed to Robin's e-mail.

There being no further business, Jim Dries made a motion to adjourn the meeting. Steve Zeigler seconded the motion and it passed unanimously at 8:42 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission