

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
OCTOBER 10, 2011**

START TIME: 7:00 p.m.

END TIME: 9:33 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Tracy Gleim
Jim Dries

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Steve Zeigler

AGENDA:

- APPROVE PAST MINUTES OF SEPTEMBER 26, 2011
- PUBLIC COMMENT
- TPF 11-9 DRAFT ZONING ORDINANCE AMENDMENT PERTAINING TO
CHANGEABLE SIGNS – PROVIDE RECOMMENDATIONS TO
BOARD OF SUPERVISORS AT 10-28-2011 MEETING
- TPF 11-10 MINOR LOT ADDITION SUBDIVISION FOR
ROBERT L AND DARLENE J STANSFIELD
SKETCH PLAN FOR INFORMAL REVIEW
- OTHER BUSINESS

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 the September 26, 2011, meeting as amended. Michael Buchanan seconded the motion and it passed unanimously.

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PUBLIC COMMENT:

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

- **TPF 11-10 MINOR LOT ADDITION SUBDIVISION FOR
ROBERT L AND DARLENE J STANSFIELD
SKETCH PLAN FOR INFORMAL REVIEW**

Joe Burgett of Burgett & Associates was in attendance to explain the sketch plan. Mr. Claycomb explained that since this is a sketch plan, the 90-day time does not apply and will not apply until such time as a formal subdivision plan is submitted.

They wish to rearrange the acreage between their property and their daughter's property so that the parents' property would be 10 acres. That way, they can enroll in the Clean and Green program. Questions were asked and answered and suggestions were made by the members of the Commission. Mr. Burgett was encouraged to prepare and submit the formal subdivision plan.

- **TPF 11-9 DRAFT ZONING ORDINANCE AMENDMENT PERTAINING TO
CHANGEABLE SIGNS – PROVIDE RECOMMENDATIONS TO
BOARD OF SUPERVISORS AT 10-28-2011 MEETING**

Paula Leicht, Esquire and Patrick Lyons of Premier Media, were in attendance to represent the request. They have made some changes to their proposed ordinance to include excluding changing signs in lane-changing areas, merging areas and horizontal curves. There were questions about what these terms mean and where these areas begin and end. There was extensive discussion regarding change intervals for billboards and on-premise signs. Many suggestions were discussed. Mark Carpenter, Township Zoning Officer, will e-mail the township sign ordinance and Ms. Leicht's proposed amendment to the Commission members. Mr. Claycomb polled the Commission members for more contributions and summarized the points. Ms. Leicht will incorporate all of the items that were discussed into the proposed text amendment and e-mail it to Mr. Carpenter so that he can send it to the Commission members for their review. If necessary, a subcommittee will meet to fine tune it further.

OTHER BUSINESS:

Mark Carpenter, Township Zoning Officer, spoke about the planned shopping center at Keystone Arms. The Meadows Ice Cream shop feels that the sign ordinance is too restrictive and they will be asking for an amendment to the sign ordinance.

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There being no further business, Tracy Gleim made a motion to adjourn the meeting. Rod Groff seconded the motion and it passed unanimously at 9:33 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission