

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
JANUARY 8, 2007**

START TIME: 7:00 p.m.

END TIME: 8:53 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracy Gleim
Rod Groff
Steve Zeigler

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

David Hukill
Americo Gines-Serrano
Bud Grove, Township Engineer

AGENDA:

1. APPROVE PAST MINUTES OF DECEMBER 27, 2006
2. PUBLIC COMMENT
3. REORGANIZATION – ELECTION OF CHAIR & VICE-CHAIR
4. (TPF 06-18) HRISTOS K & CHRISTINE KANELAKIS – REQUEST FOR
ZONING MAP AMENDMENT BY CITIZEN PETITION
(BOS Public Hearing scheduled for March 7, 2007)
5. (TPF 07-1) MARY K BARRICK
FINAL SUBDIVISION PLAN
(BOS action deadline – April 4, 2007)

MEETING MINUTES

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

APPROVE PAST MINUTES OF DECEMBER 27, 2006

Mike Buchanan made a motion to approve the minutes of December 27, 2006, with one spelling correction. Tracy Gleim seconded the motion. The motion passed by unanimous vote.

PUBLIC COMMENT

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

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
JANUARY 8, 2007**

REORGANIZATION – ELECTION OF CHAIR & VICE-CHAIR

Larry Claycomb mentioned the Planning Commission is required to elect officers at the first regular meeting of each new year.

Tracy Gleim nominated Larry Claycomb as Chair. Mike Buchanan seconded the motion. There were no other nominations. Larry Claycomb was elected as Chair by unanimous vote.

Steve Zeigler nominated Tracy Gleim as Vice-Chair. Mike Buchanan seconded the motion. There were no other nominations. Tracy Gleim was elected as Vice-Chair by unanimous vote.

Larry Claycomb thanked members for their support of his role as Chair and asked members to provide any suggestions about how the commission could be better organized in order to conduct meetings in the most efficient manner.

**(TPF 06-18) HRISTOS K & CHRISTINE KANELAKIS – REQUEST FOR
ZONING MAP AMENDMENT BY CITIZEN PETITION**

J. Marc Kurowski, P.E. of K & W Engineers, represented the matter. Mr. Kurowski explained Mr. and Mrs. Kanelakis own existing improved commercial property at 2881 and 2891 Spring Road and adjacent unimproved land. Part of the total property is in the VC-Village Center Zoning District, and part is in the RC-Residential Country Zoning District. The request is to rezone the Kanelakis properties so the entire area is in the VC Zoning District.

Mark Carpenter said the requested rezoning appeared to be consistent with the future land use map in the township comprehensive plan and would make the VC Zoning District boundary better defined, since it would follow property boundaries.

Larry Claycomb told Mr. Kurowski the planning commission would review the application at the next meeting and make a recommendation prior to the scheduled Public Hearing on the matter.

**(TPF 07-1) MARY K BARRICK
FINAL SUBDIVISION PLAN**

Mary Barrick and Jennifer Smith represented the plan. Mark Carpenter explained that Mary Barrick is proposing to subdivide a building lot located entirely in North Middleton Township adjacent to Fern Avenue and Airport Drive from the unimproved remainder of her property, part of which is in Middlesex Township. Mark Carpenter said no development is proposed in Middlesex Township, but the township is required to review the subdivision plan.

Larry Claycomb told Mary Barrick the planning commission would review the plan and possibly make a recommendation at the next meeting

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
JANUARY 8, 2007**

OTHER BUSINESS

Representatives of property owners near the proposed Kensington subdivision were present at the meeting. Larry Claycomb asked if they would like to present information. Representatives present were Daren Snow of Pyrotek, Doug Graham of Lane Enterprises and Ken Tuckey of Tuckey companies. Darren Snow reviewed the January 8, 2007 memo from Pyrotek corporate counsel Emma Thompson asking the planning commission to consider possible impacts of the proposed residential subdivision on the existing Pyrotek industrial use across Claremont Road. Doug Graham mentioned he had submitted a letter outlining similar concerns about potential impacts on Lane Enterprises from the proposed residential subdivision. Ken Tuckey noted the corporate office for Tuckey companies is across Claremont Road from the proposed residential subdivision and had similar concerns about potential impacts to his business. Ken Tuckey mentioned the proposed access Road to Kensington across from his corporate office may not be offset far enough to the east from the existing Stover Drive intersection, since sight distance to the west on Claremont Road is already limited due to the curvature and rise of Claremont Road; and proposed landscaping along Claremont Road shown on the Kensington plan may further reduce sight distance. Larry Claycomb thanked the property owners for their comments and encouraged them to attend future meetings where the plan is to be discussed.

Larry Claycomb presented written comments on the plan, dated January 8, 2007. Larry explained each of the comments. After some discussion, members agreed the developer of Kensington should note on the plan and in deed restrictions, homeowner's association covenants or other recorded documents the fact that the development is in a sinkhole prone area and there are potential impacts to residents due to the proximity of existing industrial and commercial businesses near the proposed development.

Mark Carpenter mentioned that Bud Grove met recently with the developer's consultants and representatives of DEP and concerns were discussed about the design of the plan relative to stormwater management. Mark Carpenter said Bud Grove was continuing plan review and would have review comments soon.

Mike Buchanan mentioned that, after an initial review of the plan, he believes it may be advantageous for the developer to request the township rezone part or all of the proposed Open Space Lot 7 from RF-Residential Farm Zoning District to RT-Residential Towne Zoning District and part of the property at the southwest intersection of Claremont Road and South Middlesex Road from RT-Residential Towne Zoning District to RF-Residential Farm District. This would allow residential development to occur on the proposed Open Space Lot 7, which appears to be better drained, and allow part of the property at the southwest intersection of Claremont Road and South Middlesex Road to be used for regional stormwater management and township parkland. Mike Buchanan felt this would provide a better buffer between the proposed residential development and the existing Pyrotek industrial use, while directing stormwater towards an area where it flows naturally and basically extending the existing Chippendale subdivision to the south on upland areas of the proposed Open Space Lot 7, which may be less prone to sinkholes. After discussion, members agreed that if the developer was considering a redesign of the development due to concerns about stormwater management on the site, they should consider

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
JANUARY 8, 2007**

this option, and the planning commission may support rezoning to allow such a reconfiguration. Mark Carpenter agreed to convey this to the developer's consultants.

There was no further discussion regarding the Kensington plan.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Steve Zeigler seconded the motion and it passed by unanimous vote. The meeting was adjourned at 8:53 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission