

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
JANUARY 11, 2010**

START TIME: 7:00 p.m.

END TIME: 8:07

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Steve Zeigler
Jim Dries

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Tracy Gleim
Tracey Gillespie

AGENDA:

1. APPROVE PAST MINUTES OF DECEMBER 28, 2009
2. PUBLIC COMMENT
3. REORGANIZATION – NOMINATIONS AND ELECTION OF OFFICERS
ELECT CHAIR & VICE-CHAIR FOR 2010 YEAR
4. TPF 09-6 PROPOSED ZONING ORDINANCE AMENDMENT
NEW REGULATIONS FOR WIND TURBINE GENERATORS
5. ZHB 10-1 FINE LINE AUTO BODY
REVIEW SPECIAL EXCEPTION REQUEST TO ALLOW
DEVELOPMENT OF A VEHICLE REPAIR GARAGE ALONG
TRINDLE ROAD IN THE VC-VILLAGE CENTER DISTRICT

MEETING MINUTES

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

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APPROVE PAST MINUTES OF DECEMBER 29, 2009

Mike Buchanan made a motion to approve the minutes of the December 29, 2009, meeting as amended. The motion was seconded by Steve Zeigler and passed unanimously.

PUBLIC COMMENT:

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

**ZHB 10-1 FINE LINE AUTO BODY
REVIEW SPECIAL EXCEPTION REQUEST TO ALLOW
DEVELOPMENT OF A VEHICLE REPAIR GARAGE ALONG TRINDLE
ROAD IN THE VC-VILLAGE CENTER DISTRICT**

There was no representation from the applicant at this meeting. Mark Carpenter explained that they did not send anyone to this meeting. They would like the Commission members to review the application and they plan to be in attendance at the next meeting. Mr. Carpenter answered a few questions. They will not be pursuing the land development plan that was previously submitted and approved. A special exception is required for this type of use.

Michael Buchanan made the following motion.

“Pursuant to the Zoning Hearing Board case TPF 09-06, Fine Line Auto Body special exception request to allow development of a vehicle repair garage along Trindle Road in the VC-Village Center District, I move that we recommend approval. In addition, if the variance is granted, recommend that outside storage be limited to the rear of the building.”

This was seconded by Steve Zeigler and passed unanimously.

**TPF 09-6 PROPOSED ZONING ORDINANCE AMENDMENT
NEW REGULATIONS FOR WIND TURBINE GENERATORS**

Michael Buchanan reviewed the changes he has made in response to the issues that were discussed during the last review of the draft ordinance. Mark Carpenter explained the approval process for a building permit for a wind turbine and tower.

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OTHER BUSINESS:

Mr. Carpenter requested that the members briefly introduce themselves to Jim Dries, the newest member. Then Mr. Dries made a brief introduction of himself for the benefit of the rest of the Commission.

There being no further business, Jim Dries made a motion to adjourn the meeting. Michael Buchanan seconded the motion and it passed unanimously at 8:07 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission