

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
February 8, 2016**

START TIME: 7:00 p.m.

END TIME: 8:17 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracy Gleim
Jim Dries
Randy Waggoner
Jim O'Connell

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Steve Zeigler

AGENDA:

APPROVE PAST MINUTES OF JANUARY 25, 2016

PUBLIC COMMENT

TPF 15-13 SHEETZ STORE – EMBERS DRIVE & SR 0011
FINAL MINOR SUBDIVISION PLAN AND
FINAL MAJOR LAND DEVELOPMENT PLAN
(BOS action deadline April 6, 2016)

OTHER BUSINESS

MEETING MINUTES

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

APPROVE PAST MINUTES OF JANUARY 25, 2016.

Randy Waggoner made a motion to approve the minutes of the January 25, 2016, meeting as submitted. The motion was seconded by Michael Buchanan and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

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Ron Lucas of Stevens and Lee, Michael LaCesa, Director of Real Estate at Sheetz, Brent Brubaker of Sheetz, and Justin Kuhn with BL Companies were in attendance to represent the plan. Mr. Kuhn gave a synopsis of what has happened since the last meeting including the comments that had been received by them. He stated that everything that had been brought to their attention has been addressed in the revised plan that has been submitted. There was further discussion of the front and side yard definitions to clarify for the members who were not in attendance at the meeting where this was discussed previously. Clarifications were also made of some storm water and traffic questions. Questions were asked and answered. The applicant also had a change in the parking lot configuration and also a change in the landscaping islands which the Planning Commission members thought were good ideas. Mr. Grove will be reviewing the revised plan and sending new comments.

OTHER BUSINESS:

Mark Carpenter, Township Zoning Officer, announced the Planning Commission University is being offered again. He distributed the flyers to the members.

He also mentioned the Ethics Commission forms which are due again. He will e-mail it to the members.

PPL is running an upgraded power line which was asked about at a previous meeting. It may run through a preserved farm and they don't know if it will be able to go there since it is protected. There was an article in the Sentinel last week about it.

The old BP station is being demolished.

Because of what happened in Silver Spring Township with the old tavern, the Supervisors have asked Mr. Carpenter to check for historic properties in Middlesex Township.

Mr. Carpenter has been working on enforcing sign ordinance compliance.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Jim Dries and passed unanimously at 8:17 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission