

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
February 9, 2015**

START TIME: 7:00 p.m.

END TIME: 9:03 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracy Gleim
Jim Dries
Jim O'Connell
Steve Zeigler

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Keith Brenneman, Township Solicitor
Jeff Kelly, Cumberland County Planning
Bud Grove, Township Engineer

AGENDA:

REORGANIZATION – NOMINATIONS AND ELECTION OF OFFICERS
ELECT CHAIR & VICE-CHAIR FOR 2015 YEAR

APPROVE PAST MINUTES OF NOVEMBER 24, 2014

PUBLIC COMMENT

TPF 15-1 L. DAVID & MARILYN WETZEL
 FINAL LOT ADDITION SUBDIVISION PLAN
 (BOS action deadline last meeting prior May 6, 2015)

TPF 15-2 LOT 9 / LOT 10 APPALACHIAN ESTATES
 FINAL LOT ADDITION SUBDIVISION PLAN
 (BOS action deadline last meeting prior May 6, 2015)

TPF 15-3 MEADOWBROOK FARMS PHASE VIII
 FINAL SUBDIVISION PLAN
 (BOS action deadline last meeting prior May 6, 2015)

TPF 15-4 CUMBERLAND VALLEY COMMONS
 PRELIMINARY SUBDIVISION PLAN
 (BOS action deadline last meeting prior May 6, 2015)

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OTHER BUSINESS

RESIGNATION OF MEMBER SEAN OLDFIELD

REVIEW & DISCUSS CUMBERLAND COUNTY PLANNING
DEPARTMENT MODEL GUIDELINES FOR WIRELESS
COMMUNICATION FACILITIES

MEETING MINUTES

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

APPROVE PAST MINUTES OF NOVEMBER 10, 2015.

Jim Dries made a motion to approve the minutes of the November 24, 2014, 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.

**REORGANIZATION – NOMINATIONS AND ELECTION OF OFFICERS
ELECT CHAIR & VICE-CHAIR FOR 2015 YEAR**

Mr. Claycomb invited any one of the members to run for chair. Steve Zeigler nominated Larry Claycomb for chair. Jim Dries moved that the nominations be closed, and the motion was seconded by Michael Buchanan. Mr. Claycomb was elected as chair unanimously.

Mr. Claycomb asked for nominations for vice-chair. Steve Zeigler nominated Tracy Gleim for vice-chair. Jim Dries moved that the nominations be closed, and the motion was seconded by Michael Buchanan. Tracy Gleim was elected as vice-chair unanimously.

**TPF 15-1 L. DAVID & MARILYN WETZEL
FINAL LOT ADDITION SUBDIVISION PLAN
(BOS action deadline last meeting prior May 6, 2015)**

Eric Diffenbaugh of C. W. Junkins Associates was in attendance to explain the plan. The plan proposes to subdivide land from the adjacent farm property to be consolidated

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by deed with the Wetzel property as a lot addition. Mr. Carpenter printed the County comments for Mr. Diffenbaugh since he had not yet received them. The Commission members will review the plans and hopefully, all comments will be ready for the next meeting.

**TPF 15-2 LOT 9 / LOT 10 APPALACHIAN ESTATES
FINAL LOT ADDITION SUBDIVISION PLAN
(BOS action deadline last meeting prior May 6, 2015)**

Dave Weihbrecht of Advantage Engineering Services was present to represent the plan. The plan proposes to subdivide land from the adjacent lot 9 property to be consolidated by deed with the lot 10 property as a lot addition. Mr. Weihbrecht will be back at the next meeting.

**TPF 15-4 CUMBERLAND VALLEY COMMONS
PRELIMINARY SUBDIVISION PLAN
(BOS action deadline last meeting prior May 6, 2015)**

Tom Scully and John Murphy from Alpha Consulting Engineers were in attendance to represent the plan. Mr. Scully explained the project to the Commission members. Many questions were asked and answered. Township Engineer, Bud Grove, will provide review comments for a future meeting.

**TPF 15-3 MEADOWBROOK FARMS PHASE VIII
FINAL SUBDIVISION PLAN
(BOS action deadline last meeting prior May 6, 2015)**

Mark Carpenter, Township Zoning Officer, gave a brief overview of the plan. The Commission members will review the plans and the Township Engineer, Bud Grove, will provide review comments for a future meeting.

OTHER BUSINESS:

RESIGNATION OF MEMBER SEAN OLDFIELD

Larry Claycomb has informed the township supervisors of the resignation. If anyone knows of any resident of the township who may be interested in the position, they should send a letter of interest to the township.

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**REVIEW & DISCUSS CUMBERLAND COUNTY PLANNING DEPARTMENT MODEL
GUIDELINES FOR WIRELESS COMMUNICATION FACILITIES**

Mr. Claycomb attended the meeting at the county regarding this issue. He brought up a few pictures of churches in Minnesota and Nebraska where the cell phone companies built bell towers for the church and put cell antennae on them. Mark Carpenter, Township Zoning Officer, asked the Commission members to review the County's document over the next month. He would like to form a subcommittee to review the township's current Zoning Ordinance requirements and determine if any changes should be made.

Mr. Carpenter reminded the members to fill out their ethics forms for the 2014 year.

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 9:03 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission