

**MIDDLESEX TOWNSHIP PLANNING COMMISSION  
WORKSHOP MEETING MINUTES  
February 10, 2014**

**START TIME: 7:00 p.m.**

**END TIME: 8:05**

**MEMBERS PRESENT:**

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

**STAFF PRESENT:**

Barry Sherman, Highway Superintendent, Chief of Police  
Margie Flatley-Carpenter, CMT, Secretary  
Mark D. Carpenter, Zoning Officer  
Bud Grove, Township Engineer

**MEMBERS & STAFF ABSENT:**

Tracy Gleim  
Sean Oldfield

**AGENDA:**

APPROVE PAST MINUTES OF JANUARY 27, 2014

PUBLIC COMMENT

TPF 14-4     KENSINGTON SUBDIVISION  
                 CONCEPTUAL SKETCH PLAN  
                 FOR INFORMAL NON-BINDING DISCUSSION

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 January 27, 2014, as submitted.  
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.

Mr. Claycomb welcomed the new Planning commission member, Jim O'Connell.

**TPF 14-4     KENSINGTON SUBDIVISION  
CONCEPTUAL SKETCH PLAN  
FOR INFORMAL NON-BINDING DISCUSSION**

Mr. Claycomb pointed out that, this being a sketch plan, the Commission is not obligated to act upon this plan and that any comments made by the Commission members are nonbinding. John Murphy, and Tom Scully Alpha Consulting Engineers, Dave Reiger, Bill Rothman and Greg Rothman who are considering the purchase of the property formerly known as Kensington. They are presenting a sketch plan of their proposed development of this property. Mr. Scully presented an overview of the plan. Mr. Sherman asked questions about street widths and cul-de-sac configurations to be able to accommodate plowed snow. Mr. Grove reminded them that all waivers need to be justified and that the open space design needs to be in concert with the open space ordinance. The storm water management plan will be complicated and they will need a geologist's input since this is karst geology. Mr. Carpenter had a few comments about a few issues that they need to be aware of. They will also need a traffic study for the intersection of S. Middlesex Rd. and Claremont Rd. Bill Rothman had a couple of questions for the Commission, including required backfill material, sidewalks, and street widths. Bill Rothman said they would consider changing some dwelling units to townhouses and are not sure what they would do with the old farmhouse on the property.

**OTHER BUSINESS:**

Jim Dries brought in pictures of the plan #14-1 carrying on logging activities on the lot where they said there would be no earth disturbance or site improvements. Mr. Grove explained that logging is not earth disturbance.

There being no further business, Jim Dries made a motion to adjourn the meeting. Michael Buchanan seconded the motion and it passed unanimously at 8:05 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT  
Secretary to the Planning Commission