

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
February 11, 2008**

START TIME: 7:00 p.m.

END TIME: 8:42 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Tracy Gleim
Tracey Gillespie

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Steve Zeigler
Rick Gines
Bud Grove, Township Engineer

AGENDA:

1. APPROVE PAST MINUTES OF JANUARY 28, 2008
2. PUBLIC COMMENT
3. (TPF 07-10) PROPOSED ZONING ORDINANCE AMENDMENT
OUTDOOR LIGHTING REGULATIONS
4. (TPF 08-1) CHR CORP – PROPOSED RUTTER'S FARM STORE #64
PRELIMINARY FINAL SUBDIVISION AND
LAND DEVELOPMENT PLAN
(BOS action deadline April 2, 2008)
5. (TPF 08-2) CAMPING WORLD
DEP SEWAGE FACILITIES PLANNING MODULE
6. (TPF 08-3) PROPOSED ZONING ORDINANCE AMENDMENT
PERTAINING TO SIGN REGULATIONS
SERVICE STATION CHANGEABLE FUEL PRICE SIGNS
7. (TPF 08-4) SPORTS EMPORIUM
PRELIMINARY FINAL SUBDIVISION PLAN
(BOS action deadline May 7, 2008)
8. (TPF 08-2) CAMPING WORLD
PRELIMINARY FINAL LAND DEVELOPMENT PLAN
(BOS action deadline May 7, 2008)
9. OTHER BUSINESS

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MEETING MINUTES

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

APPROVE PAST MINUTES OF JANUARY 28, 2008

Rod Groff made a motion to approve the minutes of January 28, 2008. Mike Buchanan seconded it and it passed unanimously.

**(TPF 08-1) CHR CORP – PROPOSED RUTTER’S FARM STORE #64
PRELIMINARY FINAL SUBDIVISION AND
LAND DEVELOPMENT PLAN**

This item is being tabled at the request of the applicant. A motion was made by Rod Groff to table and seconded by Tracey Gillespie and approved unanimously.

**(TPF 08-2) CAMPING WORLD
DEP SEWAGE FACILITIES PLANNING MODULE**

Camping World is asking for 4.19 EDU’s of sewage capacity. Mark Carpenter asked that the Commission be able to make a motion to approve at the next meeting. The municipal authority has already approved it.

**(TPF 07-10) PROPOSED ZONING ORDINANCE AMENDMENT
OUTDOOR LIGHTING REGULATIONS**

This item will be deferred because Bud Grove was not able to attend tonight due to a family situation. Mike Buchanan had some additional information that Mark Carpenter will copy and distribute to the Commission members for their further edification.

**(TPF 08-4) SPORTS EMPORIUM
PRELIMINARY FINAL SUBDIVISION PLAN**

Chris Hoover of Hoover Engineering was here to represent the plan. He presented a drawing explaining the subdivision. There are three properties involved. Parts of the properties will be combined and re-subdivided for use by the existing Sports Emporium and for development of a new Camping World. Warshawsky and Swidler jointly own two of the properties. The Jack Sunday property on the other side of route 81 is proposed to be subdivided and will be open space for the Camping World lot. The total area of the combined properties will be about 17.9 acres. The existing Sports Emporium go-cart tracks will be relocated. Questions about parking were asked and answered. Camping World will share parking areas with the Sports Emporium by easements. There was discussion about whether it is a subdivision plan or lot consolidation or both. Mark Carpenter said that they will get comments from Bud Grove and there should be comments for them at the next meeting.

**(TPF 08-2) CAMPING WORLD
PRELIMINARY FINAL LAND DEVELOPMENT PLAN**

Claudia Ryan from Oppidan, Jim Smith and Andy Loraw from Fischbach, Morgan and Associates were in attendance. Claudia Ryan explained the land development plan and explained information about Camping World. They are the largest supplier of camping

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accessories in the world. Jim Smith and Andy Loraw gave an overview of the land development plan, explaining the parking areas. They are presently asking for three waivers. One is a waiver of the 10% parking interior landscaping requirement. They have 8.5%. They also are requesting a waiver for off street parking landscape strips every 130 feet. If they have to do this, it will create an unsafe backing situation for large RVs. Questions were asked about the storm water ponds. There will be water quality manholes to clean the storm water. These separate sediment from the water and are cleaned out on a regular basis. Mark asked about petroleum products that may get on the surface. There is an oil and grease separator in the maintenance area. They also will need waivers for sidewalks, street trees, curbs. They also showed an elevation of what the site will look like. There were also questions about the present billboard and Mark Carpenter explained that it is grandfathered as a nonconforming use. They will use the NuCor panel system on the building and they showed the actual colors that they will be using, including the cultured stone façade. The traffic impact study is underway. Bud Grove has asked that they do it on nine intersections. The counting is done and they hope to have at least an executive summary for the next meeting and, perhaps, the full study. Larry Claycomb had a question about KTJ and Oppidan and it was explained that the name of the project is KTJ 180 and the developer is Oppidan.

**(TPF 08-3) PROPOSED ZONING ORDINANCE AMENDMENT
PERTAINING TO SIGN REGULATIONS
SERVICE STATION CHANGEABLE FUEL PRICE SIGNS**

Mike Buchanan submitted a copy of his proposed change to the sign ordinance. Mark Carpenter commented on the permissibility of video signs in other townships. There was discussion about video signs and scrolling signs. The consensus was to not allow scrolling signs. Mike Buchanan will work up a definition of changeable signs for the purpose of this ordinance. Mark Carpenter brought up if it was discriminatory. What about car lots, hotels, cigarette prices, etc.? The consensus was to wait for the need to arise and consider each situation. Mike Buchanan will bring another revision to the next meeting.

OTHER BUSINESS:

Larry Claycomb talked about his travels over the past 2 weeks and stated that there are many, many miracle miles just like ours all over the country but there are more that are much, much worse. He reiterated how important it is that the Commission members continue to think about the things that we are concerned with – signs, lighting, proximity of intersections, etc.

The next meeting will be on the 25th of February at 7:00 p.m.

There being no further business, Mike Buchanan made a motion to adjourn the meeting. Tracy Gleim seconded the motion and it passed unanimously at 8:42 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission