

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
February 12, 2024**

START TIME: 7:00 p.m.

END TIME: 8:54 p.m.

MEMBERS PRESENT:

Larry Claycomb
Wes Beard
Robynn Eppley
Steve Zeigler
Tom Ryan

STAFF PRESENT:

Mark D. Carpenter, Zoning Officer
Margie Flatley-Carpenter, Secretary
Bud Grove, Township Engineer

MEMBERS & STAFF ABSENT:

Tracy Gleim
Jim O'Connell

AGENDA:

Discussion and Possible Action on past minutes of January 22, 2024

Public Comment

TPF 23-18 Discussion and Possible Action on Grange Development
Preliminary/Final Subdivision and Land Development Plan for Phases 1,
2, 3 & 4 with Conceptual Master Plan for Phases 1, 2, 3 & 4
(BOS action deadline February 23, 2024)

TPF 24-1 Final Minor Lot Addition Subdivision Plan for SAIA Motor Freight Line,
LLC.
(BOS action deadline May 1, 2024)

TPF 24-2 Preliminary/Final Land development Plan for SAIA Trailer Storage Lot
(BOS action deadline May 1, 2024)

TPF 22-18 Discussion and Possible Action on Review of Draft Zoning Ordinance
and Draft Zoning Map

Township Staff Informational Comments with no discussion

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MEETING MINUTES:

Discussion and Possible Action on past minutes of January 22, 2024

Robynn Eppley made a motion to accept the minutes of the January 8, 2024, meeting as submitted. This was seconded by Wes Beard and passed unanimously.

Public Comment

Mr. Claycomb asked if there was any public comment and there was none.

TPF 23-18 Discussion and Possible Action on Grange Development Preliminary/Final Subdivision and Land Development Plan for Phases 1, 2, 3 & 4 with Conceptual Master Plan for Phases 1, 2, 3 & 4 (BOS action deadline February 23, 2024)

Anthony Ferranda-Diedrich of Charter Homes, and Dave Kegerize of Towne Square Engineering were in attendance to represent the plan. Charles Courtney, Esq., and Laura Curran of Charter Homes were also in attendance. Mr. Ferranda-Diedrich acknowledged receipt of Bud Grove's memo of today's date. There was discussion about the traffic study that was submitted and when the interior roads were to be connected to Trindle Road. They have just received the comments from the LeTort Regional Authority. They will review them and come back. They have a meeting set up with DEP and the Conservation District regarding the comments they received on their NPDES application. There were several comments in Mr. Grove's memo that have been addressed and he enumerated them for the Planning Commission members. The applicant will provide the township with an extension of the deadline since the Planning Commission does not meet until February 26th.

Ton Ryan made a motion to table this item. It was seconded by Steve Zeigler and passed unanimously.

**TPF 24-1 Final Minor Lot Addition Subdivision Plan for SAIA Motor Freight Line, LLC.
(BOS action deadline May 1, 2024)**

**TPF 24-2 Preliminary/Final Land Development Plan for SAIA Trailer Storage Lot
(BOS action deadline May 1, 2024)**

Zachary Denk and Brian Clement of HF Lenz Company were in attendance to represent the plans. Saia purchased the former Red Roof Inn and have demolished the buildings. The subdivision plan is to merge this property with their adjacent property to the south that is improved with a truck terminal and repair garage. Mr. Denk explained details of

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the subdivision plan and the land development plan and answered questions from the Planning Commission members, Mark Carpenter and Bud Grove.

They had received comments from the County and from the LeTort Regional Authority. Mr. Grove will be looking at this plan and hopefully will have comments for the next meeting. They will return to a future meeting for further review.

**TPF 22-18 Discussion and Possible Action on Review of
Draft Zoning Ordinance and Draft Zoning Map**

Larry Claycomb shared some thoughts on this project with the Planning Commission members. He reviewed the Table of Contents and its interactive features. The PDF is searchable, so that you can find a specific word anywhere in the document. He continued to review some of the different zoning districts and where to find details of what kinds of uses are allowed in which districts. Kirk Weary of Clemson Drive asked about the former United Telephone Building property which his family owns. He was concerned about a swale on the property. John Schlitter of Tiffany Drive asked about Zoning Districts where medical marijuana growing and processing are allowed and whether that should be only allowed in Industrial Districts separated from residential areas. He pointed out that there is a distinct strong odor from the current marijuana greenhouse and would be very concerned if there were to be any expansion of this use since it is near adjacent residential areas. Mr. Carpenter asked each of these individuals to put their comments on line so that they can be tracked and responded to. Mr. Carpenter explained that this ordinance is organized in a unique manner and he explained how the districts differ from how they are defined currently and how they are represented on the map. He encouraged the Planning Commission members to review the materials at their own pace and come back with some comments and recommendations to be given to the Board of Supervisors, hopefully by the end of March.

Township Staff Informational Comments with no discussion

There being no further business, Tom Ryan made a motion to adjourn the meeting. The motion was seconded by Steve Zeigler and passed unanimously at 8:54 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission