

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
February 13, 2017**

START TIME: 7:00 p.m.

END TIME: 7:58 p.m.

MEMBERS PRESENT:

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

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

AGENDA:

APPROVE PAST MINUTES OF DECEMBER 12, 2016

PUBLIC COMMENT

- TPF 17-1 PROPOSED ZONING ORDINANCE TEXT AMENDMENT TO SECTION
15.01.C ON NON-CONFORMING USES
(BOS scheduled public hearing February 24, 2017 at 7:30 a.m.)
- TPF 17-5 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN OF COMMERCIAL
LOT #163 FOR KEYSTONE ARMS
(BOS action deadline May 3, 2017)
- TPF 16-8 DRAFT MIDDLESEX TOWNSHIP SUBDIVISION & LAND
DEVELOPMENT ORDINANCE – REVIEW AND PROVIDE COMMENTS
ON TO TOWNSHIP ENGINEER FOR FUTURE CONSIDERATION BY
BOARD OF SUPERVISORS

OTHER BUSINESS

MEETING MINUTES

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

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APPROVE PAST MINUTES

Michael Buchanan made a motion to approve the minutes from December 12, 2016, as amended. Steve Zeigler seconded the motion and it passed unanimously.

PUBLIC COMMENT:

Mr. Claycomb asked for public comment. Dr. Stanley Tarka was in attendance at the meeting and asked for a copy of the proposed ordinance for item TPF 17-1, as he does not receive the newspaper.

ANNUAL REORGANIZATION OF THE PLANNING COMMISSION.

Steve Zeigler nominated Larry Claycomb for chairman and it was seconded by Tracy Gleim. Nominations were closed and Larry Claycomb was unanimously elected as chair of the Planning Commission for the 2017 year.

Tracy Gleim was nominated by Randy Waggoner for vice chair and it was seconded by Jim O'Connell. Nominations were closed and Tracy Gleim was unanimously elected as vice chair of the Planning Commission for the 2017 year.

**TPF 17-1 PROPOSED ZONING ORDINANCE TEXT AMENDMENT TO SECTION
15.01.C ON NON-CONFORMING USES
(BOS scheduled public hearing February 24, 2017 at 7:30 a.m.)**

Mark Carpenter, Township Zoning Officer, explained the purpose of the proposed zoning ordinance, being that commercial highway zoning would not apply to nonconforming single family detached homes.

Larry Claycomb reviewed the report from the Cumberland County Planning Commission.

Michael Buchanan made a motion to recommend approval of the zoning amendment as submitted with the comments of the County Planning Commission.
Tracy Gleim seconded the motion and it passed unanimously.

**TPF 17-5 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN OF COMMERCIAL
LOT #163 FOR KEYSTONE ARMS
(BOS action deadline May 3, 2017)**

Dave Marschka of Keystone Arms and Eric Brinser of Rettew Associates were in attendance to represent the plan. This is for an auto parts store on one of the pad sites (lot 163) at Keystone Arms. Mr. Brinser explained the details of the plan to the Planning Commission. They have received comments from Bud Grove, Township Engineer, which they feel are not remarkable. He stated that they will most likely request a waiver

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of the street trees due to water lines occupying the space where the trees would be located. There will be no oil changes, engine work or body work on the property, just equipment changes. Questions were asked and answered.

Mark Carpenter, Township Zoning Officer asked Mr. Brinser to review the lighting plan for the Planning Commission.

The Planning Commission will review the plans and the applicant will discuss items with Bud Grove, Township Engineer, and will return in two weeks.

**TPF 16-8 DRAFT MIDDLESEX TOWNSHIP SUBDIVISION & LAND
DEVELOPMENT ORDINANCE – REVIEW AND PROVIDE COMMENTS
TO TOWNSHIP ENGINEER FOR FUTURE CONSIDERATION BY
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Mark Carpenter, Township Zoning Officer, reported that Bud Grove, Township Engineer, is still working on this ordinance. He has incorporated the Planning Commission comments and is working on the comments from Rory Morrison. There should be a new document to review next month.

OTHER BUSINESS:

Michael Buchanan distributed a document regarding the Medical Marijuana Grower/Processor issue that was considered last year. He is suggesting that growing and processing be permitted in the Industrial General and Light Industrial Districts as well as the Residential Farm District. So he suggests that the Planning Commission recommend to the Board of Supervisors that this amendment be done as soon as possible.

Randy Waggoner made the following motion.

“I make the following recommendation that the Board of Supervisors task the Township Solicitor to ensure that the next amendment to the Zoning Ordinance include the necessary wording to also allow Medical Marijuana Grower/Processor as a Permitted Use in both the Industrial General and Light Industrial Zoning Districts.”

This was seconded by Steve Zeigler and passed unanimously.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Michael Buchanan seconded the motion and it passed unanimously at 7:58 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission