

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
March 9, 2015**

START TIME: 7:00 p.m.

END TIME: 8:19 p.m.

MEMBERS PRESENT:

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

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Steve Zeigler

AGENDA:

APPROVE PAST MINUTES OF FEBRUARY 23, 2015

PUBLIC COMMENT

- 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)
- TPF 15-8 CUMBERLAND RANGE ESTATES PHASE 1
 FINAL SUBDIVISION PLAN
 (BOS action deadline last meeting prior June 3, 2015)
- ZHB 15-1 LOVE'S TRAVEL STOP & COUNTRY STORES, INC - REVIEW
 APPLICATION FOR SPECIAL EXCEPTION TO ALLOW EXPANSION OF
 NON-CONFORMING TRUCK REPAIR AND SERVICE FACILITY USE
 (Zoning Hearing scheduled for April 8, 2015)

OTHER BUSINESS

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MEETING MINUTES

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

APPROVE PAST MINUTES OF FEBRUARY 23, 2014.

Jim Dries made a motion to approve the minutes of the February 23, 2015, meeting as amended. The motion was seconded by Michael Buchanan and passed unanimously.

PUBLIC COMMENT

Mr. Claycomb asked for public comment and there was none.

Mr. Claycomb introduced new member Randy Waggoner to the group.

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

Mr. Grove announced that the applicant wishes to have the Meadowbrook Farms Phase VIII reviewed according to the new ordinances.

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

This item will be tabled since the applicant is not present. Tracy Gleim moved to table this item. Seconded by Randy Waggoner and passed unanimously.

**TPF 15-8 CUMBERLAND RANGE ESTATES PHASE 1
FINAL SUBDIVISION PLAN
(BOS action deadline last meeting prior June 3, 2015)**

Mr. Claycomb briefly explained where the project is located for the benefit of Mr. Waggoner. Dave Weihbrecht was in attendance to represent the plan. Jim McClarren, one of the neighbors, was also in attendance with several family members. Questions were asked and answered. Mr. Grove will have his comments at the next meeting.

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**ZHB 15-1 LOVE'S TRAVEL STOP & COUNTRY STORES, INC - REVIEW
APPLICATION FOR SPECIAL EXCEPTION TO ALLOW EXPANSION
OF NON-CONFORMING TRUCK REPAIR AND SERVICE FACILITY
USE. (Zoning Hearing scheduled for April 8, 2015)**

Ronald Lucas of Stevens & Lee was in attendance to represent the plan. Mr. Carpenter briefly explained the history of this site. Mr. Lucas explained the details of the special exception / variance request. Questions were asked and answered. There was lengthy discussion regarding hazardous materials, which would be stored and/or used in the course of minor truck repairs. Mr. Claycomb reviewed the requirements of the special exception for this use. Mr. Lucas will be back in two weeks with further clarification of the questions that came up.

Mr. Carpenter asked Mr. Waggoner to introduce himself to the members of the Commission, which he did. Then the remaining members briefly introduced themselves.

OTHER BUSINESS:

They're being no further business; Tracy Gleim moved to adjourn the meeting. The motion was seconded by Jim Dries and passed unanimously at 8:19 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission