

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
MARCH 9, 2009**

START TIME: 7:06 p.m.

END TIME: 8:38 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rick Gines
Tracey Gillespie
Tracy Gleim

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Rod Groff
Steve Zeigler

AGENDA:

1. APPROVE PAST MINUTES OF FEBRUARY 23, 2009
2. PUBLIC COMMENT
3. TPF 09-1 DONALD S. VAUGHN, JR. & LOUISE M. VAUGHN
PRELIMINARY/FINAL SUBDIVISION PLAN
(BOS action deadline May 9, 2009)
4. TPF 09-3 HERITAGE BUSINESS CENTER
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
(BOS action deadline May 9, 2009)
5. TPF 09-4 STEVE T. ZEIGLER AND JACKIE M. ZEIGLER
PRELIMINARY/FINAL SUBDIVISION PLAN
(BOS action deadline May 9, 2009)
6. TPF 09-5 TODD E. PAULUS
REVIEW SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4A TO ALLOW PROPOSED SMALL FLOW
TREATMENT FACILITY ON EXISTING LOT OF RECORD
(BOS action deadline May 7, 2009)

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MEETING MINUTES

Larry Claycomb called the meeting to order at 7:06 p.m.

APPROVE PAST MINUTES OF FEBRUARY 23, 2009.

Tracey Gillespie made a motion to approve the minutes of the February 23, 2009, meeting as amended. The motion was seconded by Mike Buchanan and passed unanimously.

PUBLIC COMMENT:

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

**TPF 09-5 TODD E. PAULUS
REVIEW SEWAGE FACILITIES PLANNING MODULE COMPONENT 4A
TO ALLOW PROPOSED SMALL FLOW TREATMENT FACILITY ON
EXISTING LOT OF RECORD
(BOS action deadline May 7, 2009)**

Grant Marshall was here to represent the plan. Mr. Paulus has a 1.6 acre lot on Mountain Road which did not pass for a septic tank. He is requesting a small flow treatment facility for this lot. Larry Claycomb asked where the lot is located and Mark Carpenter described the location. Mr. Marshall explained the planning module and how it works. This is an Ecoflo unit. Mr. Carpenter stated that there is a fee for this and it also has to be reviewed by the Township Engineer. He reviewed the form that has to be completed by the Planning Commission. Several questions were asked and answered. The Commission will wait for Bud Grove's comments and make a recommendation at the next meeting.

**TPF 09-4 STEVE T. ZEIGLER AND JACKIE M. ZEIGLER
PRELIMINARY/FINAL SUBDIVISION PLAN
(BOS action deadline May 9, 2009)**

Roger Watson of NAVTech, Inc., was present to give an update to the plan. Mr. Watson feels that all of the comments that were provided at the last meeting have been addressed. Mr. Grove will need to see the responses to the comments. There was discussion of some of the issues. They will return to the next meeting.

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**TPF 09-3 HERITAGE BUSINESS CENTER
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
(BOS action deadline May 9, 2009)**

This item is tabled. Tracy Gleim made a motion to table this plan. Mike Buchanan seconded the motion and it passed unanimously.

**TPF 09-1 DONALD S. VAUGHN, JR. & LOUISE M. VAUGHN
PRELIMINARY/FINAL SUBDIVISION PLAN
(BOS action deadline May 9, 2009)**

A revised plan has been received for this project along with responses to the comments. There is no representative present. The Commission members briefly reviewed the plan and all agreed that certain items were not completed.

OTHER BUSINESS:

Mark Carpenter distributed information regarding wind energy facilities ordinances to the Commission. Mr. Claycomb also distributed his thoughts on the matter which he presented to the members. There was extensive discussion regarding the issues that were brought up such as noise, light flutter, electronic interference, color, environmental impact, etc. Mike Buchanan volunteered to put together a compilation of the information provided over the next month. Mark Carpenter also suggested that we get some wind energy industry people to come and share information with us or take us on a tour of an active installation. Tracy Gleim brought up some instances where people have been able to put in outdoor wood stoves, etc, without the requisite acreage by building flexibility in the ordinance.

There being no further business, Tracey Gillespie made a motion to adjourn the meeting. Tracy Gleim seconded the motion and it passed unanimously at 8:38 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission