

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
March 10, 2025**

START TIME: 7:00 p.m.

END TIME: 9:19 p.m.

MEMBERS PRESENT:

Larry Claycomb
Wes Beard
Tom Ryan
Robynn Eppley
Tracy Gleim
Steve Zeigler

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Jim O'Connell

AGENDA:

Discussion and Possible Action on past minutes of February 24, 2025.

Public Comment

TPF 25-1 Discussion and Possible Action on
Final Minor Subdivision Plan, Stover and Shughart

TPF 25-2 Discussion and Possible Action on
Preliminary / Final Subdivision and Land Development Plan,
Grange Phase 4

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

Township Staff Informational Comments with no discussion.

MEETING MINUTES:

Discussion and Possible Action on past minutes of February 24, 2025.

Wes Beard made a motion to accept the minutes of the February 24, 2025, meeting as amended. This was seconded by Robynn Eppley and passed unanimously.

Public Comment

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

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Preliminary / Final Subdivision and Land Development Plan,
Grange Phase 4**

Anthony Ferranda Diedrich from Charter Homes, and Dave Kegerize of Town Square Engineering were in attendance to represent the plan. Charles Courtney, Esq., and Laura Curran were in attendance also. Laura Curran explained that phase 4 is for 83 townhouses and single-family homes. Plan TPF 25-1 is to subdivide the acreage for phase 4. Plan TPF 25-2 is for the land development. Bud Grove stated that he should have his comments by the end of the month. The comments from the County were reviewed by Mr. Grove. Questions were asked by Mr. Grove and answered by Mr. Diedrich.

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

Kurt Williams of Salzman Hughes and Andrew Kronenberg were in attendance regarding the draft zoning ordinance and draft zoning Map. They had a suggested change to the proposed zoning map. The areas south of Claremont to the railroad tracks that are R-3, that they would like to be C-2. This would allow those areas to be served by the railroad and would be compatible with other properties in the area. There was extensive discussion about the uses that might be allowed with this change. Mark Carpenter will check with Keith Brenneman about the history of litigation on or near this property and the Planning Commission will make a recommendation at the next meeting.

Pam Fisher was in attendance to discuss the Fried Reid property on Claremont Road. She has a proposed user for this property. She feels that the rules are ambiguous regarding the uses allowed and the details of a planned industrial park. She feels that storage of products manufactured on site should be an accessory use to a manufacturing use.

Mark Carpenter reviewed Larry Claycomb's comments and explained that he and Troy Truax will resolve all comments.

Robynn Eppley brought up a question about the definitions in the MU1 and MU2 regarding manufactured housing. There was extensive discussion about this.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Wes Beard and passed unanimously at 9:19 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission