

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
March 11, 2019**

START TIME: 7:09 p.m.

END TIME: 8:28 p.m.

MEMBERS PRESENT:

Larry Claycomb
Jim Dries
Randy Waggoner
Tracy Gleim

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Michael Buchanan
Steve Zeigler
Jim O'Connell

AGENDA:

APPROVE PAST MINUTES OF FEBRUARY 25, 2019

PUBLIC COMMENT

TPF 17-11 DRAFT ZONING ORDINANCE AMENDMENT TO PROVIDE FOR
NON-COMMERCIAL KEEPING OF LIVESTOCK AS PERMITTED
ACCESSORY USES IN THE OS, RF, RC, AND VC ZONING
DISTRICTS.

TPF 19-1 FINAL SUBDIVISION PLAN FOR JAMES A. GEHR

TPF 19-2 COMPREHENSIVE PLAN UPDATE

TPF 19-4 APPLICATION FOR ZONING MAP AMENDMENT TO CHANGE
ABOUT 38 ACRES FROM RF DISTRICT TO CH DISTRICT OF
"SUNDAY" PROPERTY AT 1166 HARRISBURG PIKE, BEING
PART OF COUNTY TAX PIN 21-07-0467-013

OTHER BUSINESS:

MEETING MINUTES

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

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APPROVE PAST MINUTES

Jim Dries made a motion to approve the minutes from February 25, 2019, as amended. Randy Waggoner seconded the motion and it passed unanimously.

PUBLIC COMMENT:

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

TPF 19-1 FINAL SUBDIVISION PLAN FOR JAMES A. GEHR

Roger Watson was in attendance to present the plan to the Planning Commission members. The landowner wishes to consolidate his property and then reconfigure it into new lots. Mark D. Carpenter, Township Zoning Officer, explained some comments from Bud Grove, Township Engineer that Mr. Grove gave him over the telephone. Mr. Grove feels that all of the lots should be combined on the plan and then subdivided, which would make it very clear what the applicant is doing. There was some question as to the purpose of lots 2 and 3. The applicant will get comments from Bud Grove, Township Engineer. Mr. Carpenter gave Mr. Watson the comments from the County and the Municipal Authority. He was encouraged to wait for the rest of the comments, and then come back to the Planning Commission.

TPF 19-4 APPLICATION FOR ZONING MAP AMENDMENT TO CHANGE ABOUT 38 ACRES FROM RF DISTRICT TO CH DISTRICT OF "SUNDAY" PROPERTY AT 1166 HARRISBURG PIKE, BEING PART OF COUNTY TAX PIN 21-07-0467-013

Mark Hipp, Attorney, of Mette, Evans & Woodside, and Jamie Keener from HRG were in attendance to represent the application. They are representing the Sunday family heirs. They are asking to have a portion of the property rezoned to match the rest of their property. It is currently zoned RF and they would like to change it to CH. April 26 at 7:30 a.m. they will be in front of the Board of Supervisors for this item. This property is next to the sewage treatment plant along Sunday Drive and behind the Hampton Inn. Mr. Carpenter pointed out that this is slated for commercial services use on the Comprehensive Plan Future Land Use Map. They will come to a future meeting if the Planning Commission members want them to. Larry Claycomb asked them if it would be alright for the present members to explain this to the absent members. Mr. Carpenter will notify them of the next meeting. There will be comments from the County Planning Commission.

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ACCESSORY USES IN THE OS, RF, RC, AND VC ZONING DISTRICTS.**

Mark D. Carpenter, Township Zoning Officer, presented the ordinance to the Board of Supervisors. Stan Tarka was at that meeting and expressed concern about manure and he felt it should be removed every thirty days. Keith Brenneman, Middlesex Township Solicitor, also had concerns about it and stated that he was going to get back to Mr. Carpenter about that. Mr. Carpenter has not yet heard from Mr. Brenneman about this. There was further discussion about manure management on a small level with just a few chickens.

TPF 19-2 COMPREHENSIVE PLAN UPDATE

Michael Buchanan and Jim Dries will be meeting next week with Kirk Stoner, Cumberland County Director of Planning.

OTHER BUSINESS:

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Randy Waggoner seconded the motion and it passed unanimously at 8:28 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission