

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
MARCH 13, 2006**

START TIME: 7:00 p.m.

END TIME: 8:15 p.m.

MEMBERS PRESENT:

Michael Buchanan - by telephone
Larry Claycomb
Tracy Gleim
Rod Groff
Steve Zeigler

STAFF PRESENT:

Mark D. Carpenter, Zoning Officer
Margie Flatley, Secretary

MEMBERS & STAFF ABSENT:

David Hukill
Americo Gines-Serrano

AGENDA

1. APPROVE PAST MINUTES OF JANUARY 23, 2006
2. PUBLIC COMMENT
3. (TPF 05-02) ZONING ORDINANCE AMENDMENT - SIGN REGULATIONS
BOS Public Hearing Scheduled for April 5, 2006
4. (TPF 05-6) PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
FOR LOT #5 STOVER INDUSTRIAL PARK
5. (TPF 05-7) ZONING ORDINANCE AMENDMENT – CONSERVATION
SUBDIVISION DESIGN & EFFECTIVE AGRICULTURAL ZONING
PROGRESS UPDATE ON AMENDMENT
6. (TPF 06-01) ZONING ORDINANCE AMENDMENT -
ALLOW COLLEGES IN CH DISTRICTS
BOS Public Hearing Scheduled for March 31, 2006

MEETING MINUTES

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

APPROVE PAST MINUTES OF JANUARY 23, 2006

Rod Groff made a motion to approve the minutes with one correction. Steve Zeigler seconded the motion. The motion passed unanimously.

PUBLIC COMMENT

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

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**(TPF 05-6) PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
FOR LOT #5 STOVER INDUSTRIAL PARK**

Randy Shearer, PE, from Dawood Associates., represented the plan. They went over Bud Grove's comments on the plan as submitted. They are requesting a waiver of the recreation fees and also requesting a waiver of the sidewalks and curbs and street trees. They will meet with Bud Grove and clear up any loose ends. Larry Claycomb went over some comments and also said that Jeff Kelly would also have some comments at the next meeting. The Board of Supervisors action deadline on the plan is April 5, 2006.

(TPF 05-02) ZONING ORDINANCE AMENDMENT - SIGN REGULATIONS
BOS Public Hearing Scheduled for April 5, 2006

Mike Buchanan reported that the sign ordinance is complete. The public hearing on the ordinance is scheduled for April 5, 2006.

**(TPF 05-7) ZONING ORDINANCE AMENDMENT – CONSERVATION
SUBDIVISION DESIGN & EFFECTIVE AGRICULTURAL
ZONING PROGRESS UPDATE ON AMENDMENT**

Mark Carpenter reported that Sally Holbert has completed the bulk of the work. It will go to the Board of Supervisors on March 31, 2006, and upon their recommendation, will come to the Planning Commission.

**(TPF 06-01) ZONING ORDINANCE AMENDMENT -
ALLOW COLLEGES IN CH DISTRICTS**
BOS Public Hearing Scheduled for March 31, 2006

Mark Carpenter reported that Dickinson School of Law needs a site for about two years. They want to use the old Stoner Building on Route 11 near the Turnpike and they need a change in zoning in order to do this.

OTHER DISCUSSION

Mark Carpenter introduced the concept of agriculture development. This is a plan which will allow a farmer to sell off lots for development and not have to sell the whole farm. Mike suggested that they hold an information meeting with the farmers of the township to get an idea of their feelings on this subject.

Larry Claycomb went to the County Offices to review their Conservation Plan. He recommended that the other members of the Commission do the same. The deadline for comments on the County Plan is April 3, 2006.

There being no further business, Tracy Gleim made a motion to adjourn the meeting and Steve Zeigler seconded the motion. The motion passed unanimously and the meeting was adjourned at 8:15 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission