

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
March 22, 2010**

START TIME: 7:00 p.m.

END TIME: 8:20 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Steve Zeigler
Tracy Gleim
Jim Dries
Mike Cornfield

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Keith Brenneman, Township Solicitor
Jeff Kelly, Cumberland County Planning

MEMBERS & STAFF ABSENT:

Bud Grove, Township Engineer
Rod Groff

AGENDA:

1. APPROVE PAST MINUTES OF MARCH 8, 2010
2. PUBLIC COMMENT
3. TPF 09-6 PROPOSED ZONING ORDINANCE AMENDMENT
NEW REGULATIONS FOR WIND TURBINE GENERATORS
4. ZHB 10-1 FINE LINE AUTO BODY
REVIEW AMENDED SPECIAL EXCEPTION REQUEST TO
ALLOW DEVELOPMENT OF A VEHICLE REPAIR GARAGE AND
VEHICLE RENTAL AGENCY ALONG TRINDLE ROAD IN THE
VC-VILLAGE CENTER DISTRICT
5. TPF 10-1 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
FINE LINE AUTO BODY

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MEETING MINUTES

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

APPROVE PAST MINUTES OF MARCH 8, 2010.

Jim Dries made a motion to approve the minutes of the March 8, 2010, meeting with one change. The motion was seconded by Mike Buchanan and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**ZHB 10-1 FINE LINE AUTO BODY
REVIEW AMENDED SPECIAL EXCEPTION REQUEST TO ALLOW
DEVELOPMENT OF A VEHICLE REPAIR GARAGE AND VEHICLE
RENTAL AGENCY ALONG TRINDLE ROAD IN THE VC-VILLAGE
CENTER DISTRICT**

John Madden was in attendance to represent the request. He explained the details to the commission. For the benefit of the new members, Larry Claycomb reviewed the recent history of this property. Questions were asked and answered regarding the special exception request.

Steve Zeigler made the following motion.

“Pursuant to the Zoning Hearing Board Case ZHB #10-1 as amended, which is a request for a Special Exception to allow development of a vehicle repair garage and vehicle rental agency along Trindle Road in the VC-Village Center Zoning District, I recommend approval with the following condition. If the variance is allowed, the designated storage areas are not visible from the yard or from adjoining properties and must be located at the rear of the building.”

This was seconded by Tracy Gleim and passed unanimously.

At this point, Larry Claycomb had to leave the meeting for personal reasons, and Tracy Gleim took over as chair.

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**TPF 10-1 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
FINE LINE AUTO BODY**

John Madden wanted to hear what input the Planning Commission may have on this plan but didn't expect that the commission would act on it this evening, since the plan wouldn't mean anything if the Zoning Hearing Board does not approve the special exception. There was discussion about landscaping/screening. This plan will be considered after the Zoning Hearing Board acts on the special exception.

**TPF 09-6 PROPOSED ZONING ORDINANCE AMENDMENT
NEW REGULATIONS FOR WIND TURBINE GENERATORS**

Jim Dries did some research on the requirements and capabilities for personal stand-alone wind turbines. The issue was whether a maximum KW rating was required to preclude these turbines to be used for generating power for external consumption. After reviewing the average annual wind speeds and the maximum size turbines proposed by the ordinance, it was determined that a maximum KW limitation was not necessary.

Michael Buchanan made the following motion.

"I move that we send the wind energy draft to the Board of Supervisors for their approval."

This was seconded by Jim Dries and passed unanimously.

OTHER BUSINESS:

Mark Carpenter introduced Mike Cornfield who is a new member of the Planning Commission. He is a financial advisor with Edward Jones.

There being no further business, Mike Buchanan made a motion to adjourn the meeting. The motion was seconded by Steve Zeigler and passed unanimously at 8:20 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission