

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MARCH 23, 2009**

START TIME: 7:00 p.m.

END TIME: 8:10 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Steve Zeigler
Tracy Gleim
Tracey Gillespie

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
Rick Gines

AGENDA:

1. APPROVE PAST MINUTES OF MARCH 9, 2009
2. PUBLIC COMMENT
3. TPF 09-1 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 PLANING 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 7:00 p.m.

APPROVE PAST MINUTES OF MARCH 9, 2009.

Mike Buchanan made a motion to approve the minutes of the March 9, 2009, meeting with one change. The motion was seconded by Tracey Gillespie and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 09-1 LOUISE M. VAUGHN
PRELIMINARY/FINAL SUBDIVISION PLAN**

Mark Bard of All Land Services, Inc., was present to explain the plan. There were comments from Larry Claycomb that he did not receive. Mr. Bard asked for a copy of the ordinance that was referenced, requiring metes and bounds of the easements be shown on the plan. There was discussion as to whether the meets and bounds are actually required on the easements. Mark Carpenter looked in the Subdivision and Land Development Ordinance and was not able to find it. The Commission agreed that he could add them on the final plans to be recorded. Bud Grove's comments were reviewed along with the waivers requested. Jeff Kelly confirmed that the County's comments have been addressed. Mr. Carpenter confirmed that his comments have also been addressed.

Steve Zeigler made the following motion.

Pursuant to TPF 09-1 titled Preliminary / Final Subdivision Plan for Louise M. Vaughn, dated October 28, 2009, and revised February 27, 2009, I move that we recommend granting the 2 waivers requested.

This was seconded by Mike Buchanan and passed unanimously.

Steve Zeigler made the following motion:

Pursuant to TPF 09-1 titled Preliminary / Final subdivision Plan for Louise M. Vaughn, dated October 28, 2009, and revised February 27, 2009, I move that we recommend approval with the following conditions.

1. That the comments listed in the letter from Bud Grove to the Planning Commission dated March 23, 2009, be met.
2. That the bearing and distances be shown for the United States of America Protective easement.

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The motion was seconded by Mike Buchanan and passed unanimously.

Steve Zeigler made the following motion.

Pursuant to TPF 09-1 titled Preliminary / Final Subdivision Plan for Louise M. Vaughn, dated October 28, 2009, and revised February 27, 2009, I move that we recommend approval of the DEP planning module.

This was seconded by Tracy Gleim and passed unanimously.

**TPF 09-3 HERITAGE BUSINESS CENTER
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN**

They have asked that the plan be tabled. Tracy Gleim made a motion to table the plan and Tracey Gillespie seconded it and it passed unanimously.

**TPF 09-4 STEVE T. ZEIGLER AND JACKIE M. ZEIGLER
PRELIMINARY/FINAL SUBDIVISION PLAN**

Steve Zeigler was in attendance to represent the plan. Bud Grove, Township Engineer, has submitted comments on this plan. Mark Carpenter reviewed these comments. Jeff Kelly went over the County's comments with the applicant. There were no further questions or comments.

Mike Buchanan made the following motion.

Pursuant to Final Subdivision Plan TPF 09-4 titled Final Subdivision Plan for Steve T. and Jackie M. Zeigler dated January 15, 2009, and revised March 3, 2009, I move that we recommend approval of the 3 waivers with the conditions listed in Bud Grove's letter to Larry Claycomb dated March 23, 2009. It is further recommended the waiver request for street trees be withdrawn. In addition, a justification letter must be provided for the waivers and the waivers must be listed on the plan.

This was seconded by Tracy Gleim and passed unanimously.

Mike Buchanan made the following motion.

Pursuant to Final Subdivision Plan TPF 09-4 titled Final Subdivision Plan for Steve T. and Jackie M. Zeigler dated January 15, 2009, and revised March 3, 2009, I move that we recommend approval with the following conditions:

1. That the comments listed in the letter from Bud Grove to the Planning Commission dated March 23, 2009, be met.

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2. That the comments of the Cumberland County Planning Commission Review #09-024 dated February 5, 2009, be met.

This was seconded by Tracey Gillespie and passed unanimously.

**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**

Mark Carpenter will fill out the component 4A for the commission to sign off on and will get in touch with Larry Claycomb tomorrow.

Mike Buchanan made a motion to authorize Larry Claycomb to sign the component 4A of the Municipal Planning Module.

Steve Zeigler seconded it and it passed unanimously.

OTHER BUSINESS:

Tracy Gleim had a report about windmills. He feels that if we have anyone who wants to put up windmills the environmentalists will protest and shut it down. He cited a story on Fox news about the lumber business in Oregon.

In regard to the discussion about wind energy, Larry Claycomb asked Steve Zeigler to bring in his noise meter to measure the sound. The overhead fan in the room did not register. His meter will only register above 60 decibels. A discussion ensued regarding how to measure sound. Mr. Carpenter suggested using the ANSI standards of how to measure sound. There was a lively discussion regarding this matter.

Mr. Carpenter announced that Camping World is planning not to build at the Sports Emporium site.

Mike Buchanan read in the Washington Post that the State of Virginia is outlawing cul-de-sacs. If roads are dead ends or do not go through, the state will not maintain them.

There being no further business, Steve Zeigler made a motion to adjourn the meeting. The motion was seconded by Mike Buchanan and passed unanimously at 8:10 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission