

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
March 25, 2024**

START TIME: 7:00 p.m.

END TIME: 8:56 p.m.

MEMBERS PRESENT:

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

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Bud Grove, Township Engineer
Jim O'Connell

AGENDA:

Discussion and Possible Action on past minutes of March 11, 2024

Public Comment

- | | |
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| TPF 23-18 | Discussion and Possible Action on Grange Development – Preliminary/Final Subdivision and Land Development Plan for Phases 1, 2, 3 with Conceptual Master Plan for Phases 1, 2, 3 & 4 (BOS action deadline May 1, 2024) |
| TPF 24-1 | Final Minor Lot Addition Subdivision Plan for Saia Motor Freight Line, LLC
(BOS action deadline May 1, 2024) |
| TPF 24-2 | Preliminary/Final Land Development Plan for Saia Trailer Storage Lot
(BOS action deadline May 1, 2024) |
| TPF 22-18 | Discussion and Possible Action on Review of Draft Zoning Ordinance and Draft Zoning Map |

Township Staff Informational Comments with no discussion

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MEETING MINUTES:

Discussion and Possible Action on past minutes of March 11, 2024

Tom Ryan made a motion to accept the minutes of the March 11, 2024, meeting as submitted. This was seconded by Wes Beard and passed unanimously.

Public Comment

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

**TPF 23-18 Discussion and Possible Action on Grange Development
Preliminary/Final Subdivision and Land Development Plan for
Phases 1, 2, 3 & 4 with Conceptual Master Plan for Phases 1, 2, 3 & 4
(BOS action deadline May 1, 2024)**

Mr. Carpenter announced that the developer had asked to be on the agenda and they are not in attendance.

Tom Ryan made a motion to table this item and this was seconded by Robynn Eppley and passed unanimously.

**TPF 24-1 Final Minor Lot Addition Subdivision Plan for
Saia Motor Freight Line, LLC
(BOS action deadline May 1, 2024)**

**TPF 24-2 Preliminary/Final Land Development Plan for
Saia Trailer Storage Lot
(BOS action deadline May 1, 2024)**

Mr. Carpenter stated that this applicant has asked to table these items.

Wes Beard made a motion to table these items and Steve Zeigler seconded it and it passed unanimously.

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

Larry Claycomb reviewed his comments on his assigned page numbers. Copies of this were distributed to the Planning Commission members. Questions were asked and

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answered by Mr. Carpenter. Discussions were had so as to better understand the meaning of the ordinance.

Sally Mentzer was in attendance. She is a member of the Sunday family. They had submitted a letter to the Planning Commission and Board of Supervisors asking to have their property at 1166 and 1170 Harrisburg Pike rezoned to Industrial under the new ordinance. They feel that warehousing is the only viable option that they have for the development of this property. There was a lot of discussion about how they might make this happen. Mr. Carpenter will include this information in his notes for Mr. Truax, who is working on the new zoning ordinance.

Tracy Gleim went over his comments on the Draft Zoning Ordinance and they were discussed.

More Planning Commission members had lists of notes, so Mark Carpenter made copies of them to add to his file of comments.

Township Staff Informational Comments with no discussion

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Tom Ryan and passed unanimously at 8:56 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission