

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
APRIL 9, 2007**

START TIME: 7:00 p.m.

END TIME: 9:20 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Steve Zeigler
Rick Gines

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Bud Grove, Township Engineer
David Hukill
Tracy Gleim

AGENDA:

1. APPROVE PAST MINUTES OF APRIL 9, 2007
2. PUBLIC COMMENT
3. (TPF 06-14) KENSINGTON
PRELIMINARY SUBDIVISION PLAN
(BOS action deadline – May 15, 2007)
4. (TPF 06-16) CUMBERLAND KNOLL
PRELIMINARY SUBDIVISION PLAN
(BOS action deadline – May 9, 2007)
5. (TPF 07-3) LANE ENTERPRISES, INC
REQUEST FOR ZONING AMENDMENT – MAP CHANGE
(Public Hearing scheduled for June 6, 2007)
6. (TPF 07-4) CNR HOSPITALITY ENTERPRISE LP
PRELIMINARY / FINAL SUBDIVISION PLAN
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
(BOS action deadline – June 9, 2007)

MEETING MINUTES

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

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APPROVE PAST MINUTES OF MARCH 26, 2007

Steve Zeigler made a motion to accept the minutes of the March 26, 2007, meeting with a few changes. This was seconded by Rick Gines and passed unanimously.

PUBLIC COMMENT

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

**(TPF 06-16) CUMBERLAND KNOLL
PRELIMINARY SUBDIVISION PLAN**

Cumberland Knoll has asked to be tabled until the next meeting. New plans are available to the commission members to review. Mr. Claycomb suggested that the commission member review the new plans and associated letters and bring their comments for the next meeting.

**(TPF 07-3) LANE ENTERPRISES, INC
REQUEST FOR ZONING AMENDMENT – MAP CHANGE**

Doug Graham of Lane Enterprises was present. Their attorney could not be present. Mr. Graham explained that Lane Enterprises wants to get back to the type of zoning that their property previously was. Mark Carpenter talked about light, sound and vibration standards in the zoning ordinance. There was a discussion about what exactly they do and explanations as to how they perform those services. Their attorney is expected to be at the next meeting.

**(TPF 07-4) CNR HOSPITALITY ENTERPRISE LP
PRELIMINARY / FINAL SUBDIVISION PLAN
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN**

They have asked to be tabled at this time. They expect to be at the next meeting.

**(TPF 06-14) KENSINGTON
PRELIMINARY SUBDIVISION PLAN**

Bob Miller of Kabro of Middlesex was present. Pam Fisher was expected at any moment so he proceeded to explain what he could about the responses to the comments. They are anxious to move along so that they can meet with the PA DEP about design requirements to obtain approval of the NPDES II permit application, and they need preliminary plan approval to do that. Pam

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Fisher of Dawood arrived at 8:20 p.m. She was able to discuss the items in more detail. They went over Bud Grove's comments in depth. If PA DEP requires substantial or substantive changes to the plan, then they would need to come back to the Planning Commission for further review. They will be at the next meeting to go over more comments.

OTHER BUSINESS

Mark Carpenter talked about the meeting from March 12th which had to be cancelled due to not having a quorum. He had talked to the Supervisors about David Hukill who has not attended a meeting since late 2005. David told Mark he hopes to be able to attend by the first meeting in May, or will tell Mark if he decides to resign. Larry Claycomb asked if there were any standards regarding attendance and Mark Carpenter said that he did not think so, but the Commission may be able to create policy guidelines.

Larry Claycomb asked about the Conservation Design Ordinance. Mark Carpenter reported that he is working with the County GIS staff to prepare mapping of primary and secondary conservation areas to be made part of the ordinance amendments and hopes to have that within 30 days.

There being no further business, Steve Zeigler made a motion to adjourn the meeting. Mike Buchanan seconded the motion and it passed unanimously at 9:20 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission