

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
APRIL 13, 2009**

START TIME: 7:00 p.m.

END TIME: 8:17 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Steve Zeigler
Tracy Gleim
Tracey Gillespie

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Rick Gines

AGENDA:

1. APPROVE PAST MINUTES OF MARCH 23, 2009
2. PUBLIC COMMENT
3. TPF 09-3 HERITAGE BUSINESS CENTER
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
(BOS action deadline May 9, 2009)
4. TPF 09-7 PROPOSED ZONING ORDINANCE AMENDMENT
CH – COMMERCIAL HIGHWAY DISTRICT
(BOS Public Hearing scheduled for May 6, 2009)

MEETING MINUTES

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

APPROVE PAST MINUTES OF MARCH 23, 2009

Mike Buchanan made a motion to approve the minutes of the March 23, 2009, meeting as amended. The motion was seconded by Steve Zeigler and passed unanimously.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
APRIL 13, 2009**

PUBLIC COMMENT:

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

**TPF 09-3 HERITAGE BUSINESS CENTER
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
(BOS action deadline May 9, 2009)**

Steve Rose and Wes Madden were in attendance to explain the plan. A revised plan has been submitted. Comments from Bud Grove, Township Engineer, should be available at the next meeting so that the Commission can act on the plan at that time. They have revised the plan in general by increasing the number of parking spaces, relocating parking to the front of the building and slightly reducing the size of the building. Questions were asked and answered. There was extensive discussion regarding tractor trailer accessibility and whether or not they should make it more truck friendly to turn around. Larry Claycomb explained that the plan appears to be okay as it is, but they are welcome to change it some more and give the township a time extension.

**TPF 09-7 PROPOSED ZONING ORDINANCE AMENDMENT
CH – COMMERCIAL HIGHWAY DISTRICT
BOS Public Hearing scheduled for May 6, 2009)**

Mark Carpenter explained the purpose of the amendment which is to allow a building for use as a chapel as an accessory to a truck stop. There were concerns about limiting the size of such a facility and handicap accessibility, etc. There was lengthy discussion about many issues. Larry Claycomb advised the Commission members that they may consider whatever changes or additions they might want to make and bring their ideas to the next meeting.

OTHER BUSINESS:

Mike Buchanan does not have a proposed ordinance about windmills yet. He is still researching the issue. There was some discussion about conditions and time-limited permits.

Mark Carpenter is working on codifying the Conservation Design ordinance into the Subdivision Land Development Ordinance. Once that is done, he feels that it would be appropriate to make amendments to the Conservation Design part.

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There is also the Appalachian Trail impact ordinance that is being worked on, but the Board of Supervisors wants to wait until the County has finished their part.

There being no further business, Tracey Gillespie made a motion to adjourn the meeting. Steve Zeigler seconded the motion and it passed unanimously at 8:17 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission