

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
April 14, 2014**

START TIME: 7:00 p.m.

END TIME: 9:34 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Steve Zeigler
Jim Dries
Jim O'Connell

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Tracy Gleim
Sean Oldfield

AGENDA:

APPROVE PAST MINUTES OF February 10, 2014

PUBLIC COMMENT

TPF 13-6 CUMBERLAND RANGE ESTATES
PRELIMINARY MAJOR SUBDIVISION PLAN
(BOS ACTION DEADLINE MAY 7, 2014)

TPF 14-3 JHCK ENTERPRISES
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
(BOS ACTION DEADLINE JULY 12, 2014)

OTHER BUSINESS

MEETING MINUTES

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

APPROVE PAST MINUTES

Michael Buchanan made a motion to approve the minutes from February 10, 2014, as submitted. Steve Zeigler seconded the motion and it passed unanimously.

MIDDLESEX TOWNSHIP PLANNING COMMISSION
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April 14, 2014

PUBLIC COMMENT:

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

TPF 13-6 CUMBERLAND RANGE ESTATES
PRELIMINARY MAJOR SUBDIVISION PLAN
(BOS ACTION DEADLINE 05/07/2014)

Dave Weihbrecht and Elizabeth Knouse Foote were in attendance to represent the plan. Mr. Weihbrecht stated that he has responded to all of the comments from Mr. Grove and Mr. Carpenter and he feels that the plan will need minimal comments at this point. He pointed out some of the highlights of the ways that he complied with the ordinance. Questions were asked and answered. There was extensive discussion about stormwater drainage. Charles Smith who lives directly to the south of the proposed development had many questions, including a question about hunting on his own property.

Scott Shirey who lives east of the proposed development also had comments, mostly about lot sizes and the width of setback and the trail abutting his property and whether it is a trail link or a trail.

Scott Newhart was also in attendance. He lives south of the development. His comments were regarding the lot sizes.

John Gleim was also in attendance and had some comments also. He lives to the south of the development.

Mike Stover also commented about the hunting issue. He stated that you cannot limit the impact of a state law through deed restriction.

Mr. Carpenter mentioned that the PA DEP sewage facility planning module must be modified due to the increase in the number of residential building lots from 45 to 50.

Mr. Grove's comments should be available on or before the next meeting, April 28, 2014.

TPF 14-3 JHCK ENTERPRISES
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
(BOS ACTION DEADLINE 07/02/2014)

Mike Stover of Stover Engineering, Darrin Foster with Harford Surveying and Howard DeTraglia, landowner, were in attendance to represent the plan. Mr. DeTraglia wants to build a shop with some parking for his excavating business. Questions were asked and

MIDDLESEX TOWNSHIP PLANNING COMMISSION
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April 14, 2014

answered. Mr. Grove should have comments at the next meeting. If they are not ready, Mr. Carpenter will let them know.

OTHER BUSINESS:

Cummings and Bricker had a plan for a storage building. The plan has not come back. Mr. Carpenter said that he thinks they will give an extension. The Tiogo greenhouse plan is only a stormwater plan and does not have to go through the Planning Commission. The Comfort Inn has approval of their NPDES permit. They have not yet recorded the Land Development Plan.

There being no further business, Jim O'Connell made a motion to adjourn the meeting. Steve Zeigler seconded the motion and it passed unanimously at 9:34 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission