

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
May 8, 2017**

START TIME: 7:00 p.m.

END TIME: 8:20 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Jim Dries
Tracy Gleim

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Randy Waggoner
Jim O'Connell
Steve Zeigler

AGENDA:

APPROVE PAST MINUTES OF MARCH 13, 2016

PUBLIC COMMENT

- TPF 16-8 DRAFT MIDDLESEX TOWNSHIP SUBDIVISION & LAND
DEVELOPMENT ORDINANCE – REVIEW AND PROVIDE COMMENTS
ON TO TOWNSHIP ENGINEER FOR FUTURE CONSIDERATION BY
BOARD OF SUPERVISORS
- TPF 17-1 PROPOSED ZONING ORDINANCE TEXT AMENDMENT TO SECTION
15.01.C ON NON-CONFORMING USES (BOS scheduled public hearing
February 24, 2017 at 7:30 a.m.)
- TPF 17-2 FINAL MAJOR LAND DEVELOPMENT PLAN
BEN SOUDER'S LAWN CARE & LANDSCAPING LLC
- TPF 17-3 FINAL MINOR SUBDIVISION PLAN FOR 92 HOOVER ROAD
DEP PLANNING MODULE FOR NEW LAND DEVELOPMENT
(BOS action deadline June 7, 2017)

OTHER BUSINESS

MEETING MINUTES

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

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
May 8, 2017**

APPROVE PAST MINUTES

Jim Dries made a motion to approve the minutes from March 13, 2017, as amended. Michael Buchanan seconded the motion and it passed unanimously.

PUBLIC COMMENT:

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

**TPF 16-8 DRAFT MIDDLESEX TOWNSHIP SUBDIVISION & LAND
DEVELOPMENT ORDINANCE – REVIEW AND PROVIDE COMMENTS
ON TO TOWNSHIP ENGINEER FOR FUTURE CONSIDERATION BY
BOARD OF SUPERVISORS**

This item will be tabled until comments are received from Keith Brenneman, Township Solicitor. Jim Dries made a motion to table this and Michael Buchanan seconded the motion.

**TPF 17-2 FINAL MAJOR LAND DEVELOPMENT PLAN
BEN SOUDER'S LAWN CARE & LANDSCAPING LLC**

Doug Brehm was in attendance to represent the plan. The applicant would like to have this item tabled, as they are in the process of revising the plan to comply with the previous comments.

Michael Buchanan made a motion to table this item and it was seconded by Tracy Gleim.

**TPF 17-3 FINAL MINOR SUBDIVISION PLAN FOR 92 HOOVER ROAD
DEP PLANNING MODULE FOR NEW LAND DEVELOPMENT
(BOS action deadline June 7, 2017)**

Doug Brehm, and Logan and Steve Sheely were in attendance to represent the plan. The applicant has requested that the planning module be approved at this time. Mark Carpenter, Township Zoning Officer, drew the Planning Commission members' attention to the 16-item component 4A Municipal Planning Agency Review questionnaire that needs to be filled out. The form was reviewed one item at a time and the questions were answered. There was extensive discussion regarding questions #3 and whether or not any of the reports that have been submitted to the Planning Commission should be attached to the module submission. Ron Lucas and Dr. Stanley and Mrs. Tarka were also in attendance. Mr. Lucas presented the opinion that the applicant has submitted a revised module application on May 1st because the township's SEO had to redo the testing and the 60 days would be up in July. There was more discussion about other questions. There was in depth discussion of other issues regarding these questions on the DEP planning module application.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
May 8, 2017**

Michael Buchanan made a motion that the Planning Commission authorized the Chairman to fill out the module as discussed and to sign it. Seconded by Jim Dries and passed unanimously.

Mr. Claycomb will sign the planning module application and will send it on to the Board of Supervisors for their meeting on May 26, 2017.

**TPF 17-1 PROPOSED ZONING ORDINANCE TEXT AMENDMENT TO
SECTION 15.01.C ON NON-CONFORMING USES
(BOS scheduled public hearing February 24, 2017 at 7:30 a.m.)**

Tracy Gleim made the following motion:

"I move we recommend approval of TPF 17-1, Proposed Zoning Ordinance Amendments to Section 15.01C Nonconforming uses; and to allow medical marijuana growing processing in both the Light Industrial districts under Section 11.03 and the Industrial General districts under Section 12.03."

This was seconded by Michael Buchanan and passed unanimously.

OTHER BUSINESS:

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Michael Buchanan seconded the motion and it passed unanimously at 8:20 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission