

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
MAY 13, 2013**

START TIME: 7:00 p.m.

END TIME: 9:05 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Jim Dries
Sean Oldfield
Steve Zeigler

STAFF PRESENT:

Bud Grove, Township Engineer
Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer

MEMBERS & STAFF ABSENT:

Tracy Gleim
Vic Stabile

AGENDA:

APPROVE PAST MINUTES OF MARCH 25, 2013

PUBLIC COMMENT

TPF 12-11 CARLISLE MOOSE LODGE
FINAL MINOR LOT ADDITION AND LOT CONSOLIDATION PLAN
FINAL MAJOR LAND DEVELOPMENT PLAN
(BOS action deadline July 26, 2013)

TPF 13-4 COMFORT INN
PRELIMINARY/FINAL MINOR SUBDIVISION PLAN
PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT PLAN
(BOS action deadline June 5, 2013)

TPF 13-6 CUMBERLAND RANGE ESTATES
PRELIMINARY MAJOR SUBDIVISION PLAN
(BOS action deadline August 7, 2013)

TPF 13-7 PROPOSED ZONING ORDINANCE AMENDMENT
MINIMUM FIXED MESSAGE INTERVALS FOR CHANGEABLE SIGNS
(BOS Public Hearing scheduled for June 28, 2013)

OTHER BUSINESS

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
MAY 13, 2013**

MEETING MINUTES

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

APPROVE PAST MINUTES OF MARCH 25, 2013.

Steve Zeigler made a motion to approve the minutes of the March 25, 2013 meeting as submitted. The motion was seconded by Jim Dries and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 12-11 CARLISLE MOOSE LODGE
FINAL MINOR LOT ADDITION AND LOT CONSOLIDATION PLAN
FINAL MAJOR LAND DEVELOPMENT PLAN
(BOS action deadline July 26, 2013)**

Doug Brehm was in attendance to report on the plan. They have received their NPDES permit for the project. They feel that they have the technical comments met. They would like to move the plan to the Board of Supervisors. They will be back at the next meeting on May 20, 2013 with their revised plan.

**TPF 13-4 COMFORT INN
PRELIMINARY/FINAL MINOR SUBDIVISION PLAN
PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT PLAN
(BOS action deadline June 5, 2013)**

Tim Mellott of Mellott Engineering Inc. and Charles Courtney of McNees, Wallace and Nurick were in attendance to bring the Planning Commission members up to date on the progress of the plan. There was discussion regarding the consolidation and re-subdivision of the land in question. There is also a question regarding the width requirement of the driveway. They will consolidate the waivers into one letter. There was some discussion about the lighting and other issues including wetland issues and traffic impact. They will be back at the next meeting on May 20, 2013.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
MAY 13, 2013**

**TPF 13-6 CUMBERLAND RANGE ESTATES
PRELIMINARY MAJOR SUBDIVISION PLAN
(BOS action deadline August 7, 2013)**

Bruce Darkes and Elizabeth Knouse of DGK Real Estate, and Dave Weihbrecht of Advantage Engineering, Inc., were in attendance to explain the plan. They reviewed the details that had changed from the sketch plan that the commission members had reviewed in the past. Questions were asked and answered. Mr. Grove will probably not have comments for the next meeting since that is in only one week. They will return in June.

**TPF 13-7 PROPOSED ZONING ORDINANCE AMENDMENT
MINIMUM FIXED MESSAGE INTERVALS FOR CHANGEABLE SIGNS
(BOS Public Hearing scheduled for June 28, 2013)**

Mark Carpenter, Township Zoning Officer, explained that a business owner came to the Board of Supervisor's meeting asking for a change in the interval between messages on digital signs. The supervisors directed the Township Solicitor to research the ordinances in the surrounding area and write an amendment to the ordinance to allow for a 10-second interval for all changeable signs. There was extensive discussion about this issue. Mr. Claycomb suggested that the members think about the issue and bring it back to the next meeting.

OTHER BUSINESS:

There was a discussion about the sidewalk ordinance and the common request for waivers.

There also were some questions directed to Mr. Carpenter about several issues. One was the LNG fueling station at Flying J. He reported that it is going ahead and the building permit has been issued. There are also other companies that will be coming in to put in more natural gas stations, so the commission will be seeing more applications.

There being no further business, Jim Dries -made a motion to adjourn the meeting. The motion was seconded by Steve Zeigler and passed unanimously at 9:05 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission