

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
May 26, 2015**

START TIME: 7:00 p.m.

END TIME: 8:43 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Jim Dries
Randy Waggoner

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Jeff Kelly, Cumberland County Planning

MEMBERS & STAFF ABSENT:

Tracy Gleim
Jim O'Connell
Steve Zeigler
Keith Brenneman, Township Solicitor
Bud Grove, Township Engineer

AGENDA:

APPROVE PAST MINUTES OF MAY 11, 2015

PUBLIC COMMENT

- TPF 15-11 REVIEW APPLICATION BY CITIZEN PETITION FOR ZONING ORDINANCE AMENDMENT TO ARTICLE X-CH DISTRICTS, ARTICLE XII-IG DISTRICTS AND ARTICLE XIV-SUPPLEMENTAL REGULATIONS
(BOS scheduled Public Hearing for June 26, 2015)
- TPF 15-12 ESTATE OF F. CLYDE BURGETT
FINAL SUBDIVISION PLAN
(BOS action deadline August 5, 2015, 2015)
- ZB 2015-2 REVIEW SPECIAL EXCEPTION APPLICATION OF RESTAURANT MANAGEMENT CORPORATION FOR DRIVE-IN TYPE RESTAURANT USE AT 1804 AND 1808 W. TRINDLE ROAD
(Zoning Hearing scheduled for June 10, 2015)

OTHER BUSINESS

MEETING MINUTES:

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

APPROVE PAST MINUTES OF MAY 11, 2015.

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Jim Dries made a motion to approve the minutes of the May 11, 2015, meeting as amended. The motion was seconded by Michael Buchanan and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 15-12 ESTATE OF F. CLYDE BURGETT
FINAL SUBDIVISION PLAN
(BOS action deadline August 5, 2015)**

Eric Dikkenbaugh was in attendance to explain the plan. The comments from the County were reviewed by Jeff Kelly, Cumberland County Planning Commission. The comments from Mr. Grove were available to everyone and no one had any questions about them.

The following motion was made by Michael Buchanan.

"I move we concur with the DEP request for Planning Waiver and Non-Binding Dedication for TPF-15-12 titled Estate of Clyde Burkett Final Land Subdivision Plan."

The motion was seconded by Jim Dries and passed unanimously.

Mr. Buchanan made the following motion.

"I move that we recommend approval of TPF 15-2, titled Estate of F. Clyde Burkett Final Land Subdivision Plan with the following conditions:

1. That the comments in Bud Grove's letter to Larry Claycomb dated April 29, 2015, be met.
2. That the comments of the Cumberland County Planning Commission listed in review report 15-068 dated May 8, 2015, be met."

Seconded by Randy Waggoner and passed unanimously.

Mr. Carpenter pointed out that the next supervisor's meeting is Friday May 29th.

**TPF 15-11 REVIEW APPLICATION BY CITIZEN PETITION FOR ZONING ORDINANCE
AMENDMENT TO ARTICLE X-CH DISTRICTS, ARTICLE XII-IG DISTRICTS
AND ARTICLE XIV-SUPPLEMENTAL REGULATIONS
(BOS scheduled Public Hearing for June 26, 2015)**

Kurt Williams of Salzmann Hughes, P.C. was in attendance to represent the plan. Jeff Kelly, Cumberland County Planning Commission, had a few questions so far which he reviewed. Mr. Claycomb also had a specific question that he needed clarified. Various questions were asked and answered. Mike Alderman of Liberty Properties was also in attendance and he contributed some information to the discussion. There was varied and spirited discussion regarding many issues. Since there are still some unanswered questions that need the Township Solicitor Keith Brennenman's review, there was no vote this evening. Mr. Alderman invited the Planning

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Commission members to tour one or more of the existing facilities in the area if they would like to. There will be further discussion at the next meeting.

**ZB 2015-2 REVIEW SPECIAL EXCEPTION APPLICATION OF RESTAURANT
MANAGEMENT CORPORATION FOR DRIVE-IN TYPE RESTAURANT USE
AT 1804 AND 1808 W. TRINDLE ROAD
(Zoning Hearing scheduled for June 10, 2015)**

Kurt Williams of Salzmann Hughes, P.C., and John Gazsi from First Capital Engineering were in attendance to represent the application. Mr. Claycomb reviewed the criteria for recommendation of approval of a Special Exception as outlined in the Zoning Ordinance.

Jim Dries made the following motion.

"I move we recommend approval of ZB 2015-2, the special exception application of Restaurant Management Corporation for a drive-in type restaurant use at 1804 and 1808 W. Trindle Road."

It was seconded by Randy Waggoner and passed unanimously.

OTHER BUSINESS

Mr. Carpenter stated that the subcommittee met about the wireless service zoning ordinance amendment and will meet again.

There being no further business, Jim Dries made a motion to adjourn the meeting. The motion was seconded by Michael Buchanan and passed unanimously at 8:43 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission