

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
JUNE 10, 2013**

START TIME: 7:03 p.m.

END TIME: 9:02 p.m.

MEMBERS PRESENT:

Larry Claycomb
Steve Zeigler
Tracy Gleim
Jim Dries

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Michael Buchanan
Sean Oldfield
Victor Stabile

AGENDA:

- 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 13-6 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)
- ZHB 13-1 JHCK ENTERPRISES - SPECIAL EXCEPTION APPLICATION TO
 ALLOW VEHICLE SERVICES USE ON PROPERTY IN VC DISTRICT
 PER ZONING ORDINANCE SECTIONS 9.04.M. AND 14.46.
 (Zoning Hearing Board hearing scheduled for July 10, 2013)

OTHER BUSINESS

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MEETING MINUTES

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

APPROVE PAST MINUTES

Steve Zeigler made a motion to approve the minutes from May 20, 2013, as submitted. Tracy Gleim seconded the motion and it passed unanimously.

PUBLIC COMMENT:

Mr. 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)**

Douglas Brehm was in attendance to represent the plan. They have nothing to add. A few questions were asked and answered.

Steve Zeigler made the following motion.

"I move we recommend approval of the 13 waivers requested for TPF-12-11 titled Carlisle Moose Lodge Final Minor Lot addition and Lot Consolidation Plan and Final Major Land Development Plan dated April 25, 2012 and revised June 18, 2012."

Tracy Gleim seconded the motion and it passed unanimously.

Steve Zeigler made the following motion.

"I move that we recommend approval of TPF-12-11 titled Carlisle Moose Lodge Final Minor Lot Addition and Lot Consolidation Plan and Final Major Land development Plan dated April 25, 2012 and revised June 18, 2012 with the following condition.

That the conditions stated in the letter of Bud Grove, Township Engineer, to Larry Claycomb dated May 18, 2013, be met."

Tracy Gleim seconded the motion and it passed unanimously.

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

Bruce Darkes, Dave Weihbrecht and Elizabeth Knouse were in attendance to represent the plan. Bud Grove, Township Engineer, has submitted his comments. Mr.

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Weihbrecht had an issue with Mr. Grove's comments regarding whether it is a conservation design plan. Mr. Grove explained that this is the first conservation design that we have done, and asked the Commission for guidance in this matter. He asked Mr. Weihbrecht to respond to the comments and they will meet to work out the details. Other comments were discussed. Mr. Weihbrecht and Mr. Grove will meet and discuss the comments.

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Ken Deitch, Howard Detraglia, and Bill Shearer were in attendance to represent the application. Mr. Shearer explained the issue. Mr. Detraglia proposes to purchase property from Mr. Deitch and he wants to put a building up to house his excavating business and repair shop. One of his goals is to obtain a state inspection license so that they could inspect their own equipment. Many questions were asked and answered. They will return to the next meeting on June 24, 2013.

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

Mr. Claycomb read Michael Buchanan's e-mail on this matter to the commission members. Other members expressed their opinion on the issue. There was lively discussion on the matter. Mr. Claycomb shared the results of studies done in other areas and other countries showing that changeable signs increase accidents. After extended discussion, the consensus was that Mr. Claycomb will write up the motion to be considered at the next meeting.

OTHER BUSINESS: None.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Jim Dries seconded the motion and it passed unanimously at 9:02 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission