

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
JUNE 12, 2006**

START TIME: 7:00 p.m.

END TIME: 8:45 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Americo Gines-Serrano
Rod Groff
Steve Zeigler

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Tracy Gleim
David Hukill
Bud Grove, Township Engineer

AGENDA

1. APPROVE PAST MINUTES OF MAY 22, 2006
2. PUBLIC COMMENT
3. (TPF 06-3) FRED AND LOUISE POTTEIGER, TR OF THE F&L LIVING TRUST
PRELIMINARY / FINAL SUBDIVISION PLAN
(BOS action deadline - July 5, 2006)
4. (TPF 06-8) DAVID J. RAUDABAUGH
PRELIMINARY SUBDIVISION PLAN
(BOS action deadline - July 5, 2006)
5. (TPF 06-09) MEADOWBROOK FARMS
FINAL PLAN - PHASE VI - DESIGN PLANS
FINAL SUBDIVISION PLAN
(BOS action deadline - August 2, 2006)

MEETING MINUTES

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

APPROVE PAST MINUTES OF APRIL 24, 2006

Mike Buchanan made a motion to approve the minutes with one correction. Steve Zeigler seconded the motion. The motion passed unanimously.

PUBLIC COMMENT

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

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**(TPF 06-3) FRED AND LOUISE POTTEIGER, TR OF THE F&L LIVING TRUST
PRELIMINARY / FINAL SUBDIVISION PLAN**

Louise Potteiger and Delbin Zelinger brought updated plans for the Commission to review. They had addressed comments by Bud Grove, Township Engineer. The reason for the 9 waivers requested is that no earth will be moved and no improvements made on the property. They reviewed the remainder of the comments and pointed out on the plans where they had complied. Comments from the County were reviewed and also comments from members of the Planning Commission. The changes will be reviewed and brought to the next meeting along with the remainder of Bud's comments. Mark Carpenter agreed to send their plan to Bud Grove.

**(TPF 06-8) DAVID J. RAUDABAUGH
PRELIMINARY SUBDIVISION PLAN**

Mark Carpenter reported that he had not received anything new. He expects that a time extension will be necessary.

**(TPF 06-09) MEADOWBROOK FARMS
FINAL PLAN - PHASE VI - DESIGN PLANS
FINAL SUBDIVISION PLAN**

Mark Carpenter received comments from the County and Municipal Authority. PennTerra Engineering will be at the next meeting for this plan.

OTHER BUSINESS

Larry Claycomb is reviewing the draft Conservation Subdivision Ordinance. A discussion ensued regarding several issues. Larry wants to respond to this even though it is not "time" yet. Once the Supervisors approve it, it will be done, and he wants the Commission to have input before the issue is closed.

Mark reported that McNaughton got approval for their conditional use application. They came in with a new plan with a better layout overall.

Americo asked about the Wolf's Bridge Road rezoning request that was discussed a few meetings ago. Mark reported that they were still studying the traffic issue and are planning to take steps to reconfigure the intersection at Wolfs Bridge Road and Route 11.

There will be a Planning Commission Boot Camp Training on Thursday, July 13, 2006.

There is a County Planning Commission outreach meeting at North Middleton on June 20. No issues were brought up to take to that meeting.

There being no further business, Steve Zeigler made a motion to adjourn the meeting and Rick Gines seconded the motion. The motion passed unanimously and the meeting was adjourned at 8:45 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission