

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
June 13, 2016**

START TIME: 7:00 p.m.

END TIME: 8:13 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Jim Dries
Randy Waggoner
Jim O'Connell

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Steve Zeigler
Tracy Gleim

AGENDA:

APPROVE PAST MINUTES OF MAY 9, 2016

PUBLIC COMMENT

- TPF 15-4 CUMBERLAND VALLEY COMMONS
PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN
(BOS action deadline June 2, 2016)
- TPF 16-1 LIBERTY AT MIDDLESEX DISTRIBUTION & WAREHOUSING
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
(BOS action deadline July 6, 2016)
- TPF 15-8 CUMBERLAND RANGE ESTATES - PHASE TWO
FINAL SUBDIVISION PLAN
(BOS action deadline last meeting prior September 7, 2016)

OTHER BUSINESS

MEETING MINUTES

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

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
June 13, 2016**

APPROVE PAST MINUTES

Randy Waggoner made a motion to approve the minutes from May 9, 2016, as amended. Jim Dries seconded the motion and it passed unanimously.

PUBLIC COMMENT:

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

**TPF 15-4 CUMBERLAND VALLEY COMMONS
PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN
(BOS action deadline June 2, 2016)**

The applicant has asked that this plan be tabled since they have not received any comments from Bud Grove, Township Engineer. There were several questions that Mr. Carpenter will bring up to Mr. Grove on behalf of the Planning Commission, one in regard to parking and another in regard to the traffic study. Jim Dries made a motion to table this item. It was seconded by Michael Buchanan and passed unanimously.

**TPF 16-1 LIBERTY AT MIDDLESEX DISTRIBUTION & WAREHOUSING
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
(BOS action deadline July 6, 2016)**

The applicant has asked that this plan be tabled since they have not received any comments from Bud Grove, Township Engineer. They will be meeting with Mr. Grove on June 22, 2016, to look at comments. They have supplied a new plan which Mr. Carpenter distributed to the Planning Commission members.

Mr. Carpenter distributed a letter from a resident of Silver Spring Township asking that this warehouse not be built and that the farm be preserved.

Randy Waggoner made a motion to table this plan. This was seconded by Michael Buchanan and passed unanimously.

**TPF 15-8 CUMBERLAND RANGE ESTATES - PHASE TWO
FINAL SUBDIVISION PLAN
(BOS action deadline last meeting prior September 7, 2016)**

Dave Weihbrecht and Elizabeth Knouse Foote were in attendance to represent the plan. This is phase two. It is the same as the original plan except for a drainage swale which has been moved to be placed between two properties. A few questions were asked and answered.

MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
June 13, 2016

OTHER BUSINESS:

The wireless communication ordinance is not yet complete. The County has changed their model. Mr. Carpenter will get the new model for the Planning Commission members to look at.

Larry Claycomb would like to stay on the parking issue and work on a new ordinance for parking requirements for businesses. Michael Buchanan had some questions about it and some suggestions about how to determine the parking requirements. There was discussion about the issues. Mr. Claycomb suggested that the Planning Commission take a look at the parking requirements chart and see if it might be improved. Michael Buchanan will put something together and share it with Jim Dries and Jim O'Connell and they will discuss it and bring their results to the next Planning Commission meeting.

There being no further business, Michael Buchanan made a motion to adjourn the meeting. Jim O'Connell seconded the motion and it passed unanimously at 8:13 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission