

MIDDLESEX TOWNSHIP PLANNING COMMISSION

June 13, 2022

START TIME: 7:00 p.m.

END TIME: 8:05 p.m.

MEMBERS PRESENT:

Larry Claycomb
Tracy Gleim
Tom Ryan
Wes Beard

STAFF PRESENT:

Mark D. Carpenter, Zoning Officer

MEMBERS & STAFF ABSENT:

Michael Buchanan
Jim O'Connell
Steve Zeigler
Bud Grove, Township Engineer
Margie Flatley-Carpenter, Secretary

AGENDA:

DISCUSSION AND POSSIBLE ACTION ON PAST MINUTES OF MAY 9, 2022

PUBLIC COMMENT

- TPF 22-6 DISCUSSION AND POSSIBLE ACTION ON FINAL MINOR LOT ADDITION
SUBDIVISION PLAN FOR KNIGHT TRANSPORTATION INC & BLUE BEACON
INC
- ZB 22-2 DISCUSSION AND POSSIBLE ACTION ON APPLICATION OF DRIVEN
BRANDS FOR SPECIAL EXCEPTION TO ALLOW DRIVE THROUGH CAR
WASH AND AUTO SERVICE USES IN CH DISTRICT ON VACANT LOT
ALONG W TRINDLE ROAD
- ZB 22-3 DISCUSSION AND POSSIBLE ACTION ON APPLICATION OF LETORT
ESTATES LLC FOR SPECIAL EXCEPTION TO ALLOW MULTIPLE FAMILY
DWELLING APARTMENT DEVELOPMENT IN VC DISTRICT

MEETING MINUTES:

DISCUSSION AND POSSIBLE ACTION ON PAST MINUTES OF MAY 9, 2022

Tom Ryan made a motion to accept the minutes of the May 9, 2022 meeting with one revision.
Wes Beard seconded the motion and it passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked if there was any public comment and there was none.

- ZB 22-2 DISCUSSION AND POSSIBLE ACTION ON APPLICATION OF DRIVEN
BRANDS FOR SPECIAL EXCEPTION TO ALLOW DRIVE THROUGH CAR
WASH AND AUTO SERVICE USES IN CH DISTRICT ON VACANT LOT
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Connor Henderson of Pennoni Associates represented the plan and presented information about the proposal to develop drive through car wash and oil change buildings on an undeveloped 1.6 acre lot with existing shared access driveway to W. Trindle Road. Connor Henderson said the proposed site layout is compatible with nearby land uses, allows ready access by emergency service equipment and that other issues will be addressed during the land development plan review. The Planning Commission members discussed details about the proposal.

Tom Ryan made the following motion.

"I move we recommend approval of ZB 22-2, the application of Driven Brands for Special Exception to allow drive through car wash and auto service uses in the CH District."

This motion was seconded by Wes Beard and passed unanimously

ZB 22-3 DISCUSSION AND POSSIBLE ACTION ON APPLICATION OF LETORT ESTATES LLC FOR SPECIAL EXCEPTION TO ALLOW MULTIPLE FAMILY DWELLING APARTMENT DEVELOPMENT IN VC DISTRICT

Eric Hume with Saxton & Stump, and Joseph Fisher and Elissa Fisher of Letort Estates, LLC, was in attendance to represent the plan.

Eric Hume presented information about the proposal to develop the property with four buildings containing 34 apartment units. The Planning Commission members discussed details about the proposal. Larry Claycomb said he believes there needs to be a secondary access to the site from Claremont Road to allow for emergency vehicle access in case of an emergency.

Larry Claycomb made the following motion.

"I move we recommend approval of ZB 22-3, the application of Letort Estates, LLC for Special Exception to allow multiple family dwelling apartment development in VC District, with the recommended condition that a second emergency access driveway be provided."

This motion was seconded by Tracy Gleim and passed unanimously.

TPF 22-6 DISCUSSION AND POSSIBLE ACTION ON FINAL MINOR LOT ADDITION SUBDIVISION PLAN FOR KNIGHT TRANSPORTATION INC & BLUE BEACON INC

Mark Carpenter explained that the applicant has not paid plan submission and review fees and the plan can not be reviewed until this is done.

There being no further business, Wes Beard made a motion to adjourn the meeting. This was seconded by Tom Ryan and passed unanimously at 8:05 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission