

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
JUNE 28, 2010**

START TIME: 7:00 p.m.

END TIME: 8:40 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracy Gleim
Jim Dries
Mike Cornfield

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Rod Groff
Steve Zeigler
Bud Grove, Township Engineer

AGENDA:

1. APPROVE PAST MINUTES OF MAY 10, 2010 AND MAY 24, 2010
AND JUNE 14, 2010
2. PUBLIC COMMENT
3. TPF 09-6 PROPOSED ZONING ORDINANCE AMENDMENT
REGULATING WIND TURBINES
(BOS Public Hearing advertised for 08-04-2010)
4. ZHB 10-2 APPLICANT - SUN LANE
REVIEW SPECIAL EXCEPTION REQUEST TO ALLOW
AROMA THERAPY AND HOT ROCK THERAPY USES
AT 1215 HARRISBURG PIKE IN THE CH-COMMERCIAL
HIGHWAY ZONING DISTRICT

MEETING MINUTES

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

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**APPROVE PAST MINUTES OF MAY 10, 2010, AND MAY 24, 2010,
AND JUNE 14, 2010.**

Mike Cornfield made a motion to approve the minutes of the May 10, 2010, meeting as submitted. The motion was seconded by Michael Buchanan and passed unanimously.

Jim Dries made a motion to approve the minutes of the May 24, 2010, meeting with one change. The motion was seconded by Mike Cornfield and passed unanimously.

Michael Buchanan made a motion to approve the minutes of the June 14, 2010, meeting with 2 changes. The motion was seconded by Jim Dries and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**ZHB 10-2 APPLICANT - SUN LANE
REVIEW SPECIAL EXCEPTION REQUEST TO ALLOW
AROMA THERAPY AND HOT ROCK THERAPY USES
AT 1215 HARRISBURG PIKE IN THE CH-COMMERCIAL HIGHWAY
ZONING DISTRICT.**

Jason Kutulakis was in attendance to represent the plan. Eli Dobrinof is the owner of the property. Mr. Kutulakis briefly summarized the request. The correct date of the lease is March 1, 2010, to February 28, 2015. The date of the lease on the application is incorrect. Questions were asked and answered. Mr. Claycomb pointed out several errors in the application and requested that a corrected application be submitted. Mr. Claycomb reviewed the mission of the Planning Commission as it relates to its review of a special exception request for the benefit of all present. There was extensive discussion regarding several possible conditions.

Mike Cornfield made the following motion.

“Regarding Zoning Hearing Board Case 10-2, a Special Exception request by Sun Lane to allow Hot Rock Therapy uses at 1215 Harrisburg Pike, I move that we recommend approval with the following conditions:

1. The submission of a corrected application to correct errors noted by the Planning Commission.
2. Landscaped according to 10.02 E of the zoning ordinance which requires the division of commercial and residential uses with appropriate fencing or hedging.

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3. The facility must maintain sanitation using normal adequate disease prevention methods.
4. Due to the location in a residential area and the possible traffic impact on the adjacent neighborhood, the Planning Commission recommends the hours of operation be limited to closing at 11 p.m. until 7 a.m. daily."

It was seconded by Tracy Gleim and approved unanimously.

**TPF 09-6 PROPOSED ZONING ORDINANCE AMENDMENT
REGULATING WIND TURBINES
(BOS Public Hearing advertised for 08-04-2010)**

This ordinance was previously submitted to the Board of Supervisors and then an error was found, so it has been redone.

Michael Buchanan made the following motion.

"I move that we recommend that the Board of Supervisors approve the proposed Zoning Ordinance Amendment regulating wind turbines."

Jim Dries seconded the motion and it passed unanimously.

OTHER BUSINESS:

Jeff Kelly reported on the meeting at the County regarding the model storm water management ordinance. There were some issues so the county commissioners tabled the item until the next meeting. Larry Claycomb explained the process that was utilized to examine the impact of development on storm water management in Cumberland County. Middlesex Township will be required to adopt a similar ordinance once it is adopted.

There being no further business, Jim Dries made a motion to adjourn the meeting. The motion was seconded by Tracy Gleim and passed unanimously at 8:40 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission