

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
AUGUST 10, 2009**

START TIME: 7:00 p.m.

END TIME: 8:42 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Steve Zeigler
Tracy Gleim
Tracey Gillespie

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Rod Groff
Rick Gines
Bud Grove, Township Engineer

AGENDA:

1. APPROVE PAST MINUTES OF MAY 26, 2009.
2. PUBLIC COMMENT
3. TPF 09-6 PROPOSED ZONING ORDINANCE & SUBDIVISION AND
LAND DEVELOPMENT ORDINANCE AMENDMENT
NEW REGULATIONS FOR WIND TURBINE GENERATORS
4. TPF 09-8 JOHN W GLEIM JR AND TRACY K GLEIM
PRELIMINARY/FINAL SUBDIVISION PLAN
(BOS action deadline November 7, 2009)
5. TPF 09-9 EUGENE J AND LINDI R GRIFFITHS
PRELIMINARY/FINAL SUBDIVISION PLAN
(BOS action deadline November 7, 2009)

MEETING MINUTES

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

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APPROVE PAST MINUTES OF MAY 26, 2009

Steve Zeigler made a motion to approve the minutes of the May 26, 2009, meeting as amended. The motion was seconded by Tracey Gillespie and passed unanimously.

PUBLIC COMMENT:

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

**TPF 09-8 JOHN W GLEIM JR AND TRACY K GLEIM
PRELIMINARY/FINAL SUBDIVISION PLAN
(BOS action deadline November 7, 2009)**

Tracy Gleim will not vote on this issue since he is one of the landowners. Joe Burget of Burget and Associates was in attendance to represent the plan. John Gleim would like to acquire a 50 foot strip of land from Tracy Gleim in order to include the driveway that he is currently using so that he will own his driveway. Tracy Gleim will, in turn, acquire a similar sized strip of land from John Gleim. Mark Carpenter reviewed the comments from Cumberland County. Mr. Carpenter also reviewed Bud Grove's comments. Questions were asked and answered.

**TPF 09-9 EUGENE J AND LINDI R GRIFFITHS
PRELIMINARY/FINAL SUBDIVISION PLAN
(BOS action deadline November 7, 2009)**

Steve Fisher was in attendance to represent the plan. The Griffiths wish to subdivide a parcel adjacent to where they live. They wish to separate off the existing house from the 10-acre lot. This will result in 2 acres where the house is and an 8-acre lot. There was discussion regarding the acreage requirement in that area. This subdivision is allowable only because public sewer is available. When the 10-acre requirement was in effect, there was no public sewer available. Mr. Fisher stated that the County comments will be easily taken care of. There are no comments available from Mr. Grove at this time. Questions were asked and answered.

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**TPF 09-6 PROPOSED ZONING ORDINANCE & SUBDIVISION AND
LAND DEVELOPMENT ORDINANCE AMENDMENT
NEW REGULATIONS FOR WIND TURBINE GENERATORS**

Mark Carpenter distributed copies of Mike Buchanan's revised draft of the ordinance. Mr. Buchanan reviewed the changes that have been made. There was discussion regarding noise levels, acreage, shadow flicker and setbacks. Mr. Claycomb asked that Mr. Buchanan incorporate the details that were discussed and have the next draft ready for the next meeting. Mr. Claycomb hopes to be able to send a draft to the Board of Supervisors soon.

OTHER BUSINESS:

There being no further business, Tracey Gillespie made a motion to adjourn the meeting. Tracy Gleim seconded the motion and it passed unanimously at 8:42 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission