

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
August 12, 2019**

START TIME: 7:00 p.m.

END TIME: 8:17 p.m.

MEMBERS PRESENT:

Larry Claycomb
Michael Buchanan
Steve Zeigler
Randy Waggoner
Jim O'Connell
Tracy Gleim

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

AGENDA:

APPROVE PAST MINUTES OF MAY 13, 2019

PUBLIC COMMENT

TPF 19-2 COMPREHENSIVE PLAN UPDATE

TPF 19-1 FINAL SUBDIVISION PLAN FOR JAMES A. GEHR
(BOS action deadline September 6, 2019)

OTHER BUSINESS:

MEETING MINUTES

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

APPROVE PAST MINUTES

Randy Waggoner made a motion to approve the minutes from May 13, 2019, as amended. Michael Buchanan seconded the motion and it passed unanimously.

PUBLIC COMMENT:

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

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TPF 19-1 FINAL SUBDIVISION PLAN FOR JAMES A. GEHR
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Roger C. Watson, Registered Land Surveyor, was in attendance to represent the plan. He explained that an unclaimed piece of property on page S1 of the plan has been claimed and recorded and is now included in the deed. They also obtained two separate tax ID numbers on tract 1 and tract 2. Mr. Watson had responded to the comments from the County. He has just now received the current comments from Bud Grove, Township Engineer. They have already addressed his comments from March 22, 2019. The Planning Commission members went over the waivers requested and all agreed that they were justified. Then Mr. Grove's current comments were reviewed. Mark D. Carpenter, Township Zoning Officer, explained one of Mr. Grove's comments about a farm lane that needs to be straightened so that it meets Spring Road at a 90-degree angle.

Randy Waggoner made the following motion.

"I move we recommend approval of the 8 waivers requested for TPF 19-1 Final Land Development Plan for the Lands of James A. Gehr dated 1/30/2019 as revised on 7/22/2019 based on conditions contained in Bud Grove's letter of 8/12/2019 to Larry Claycomb.

This was seconded by Michael Buchanan and passed unanimously.

Randy Waggoner made the following motion.

"I move we recommend approval of TPF 19-1 Final Land development Plan for the Lands of James A. Gehr dated 1/30/2019 as revised on 7/22/2019 with the following conditions:

1. That the conditions of the County review No. 19-029 dated 3/4/2019 be met.
2. That the conditions in the letter of Bud Grove to Larry Claycomb dated 8/12/2019 be met.
3. A blowup of the egress right of way of lot 2 with a 90 degree driveway intersection and move the building setback out of the right of way to accommodate the relocated driveway.

This was seconded by Michael Buchanan and passed unanimously.

TPF 19-2 COMPREHENSIVE PLAN UPDATE

Mark D. Carpenter, Township Zoning Officer, reported that the County Planning has helped rewrite the first two chapters of the Comprehensive Plan. He recommends that the Planning Commission members review it. Larry Claycomb asked if we need to wait for the new census data and he and Mr. Carpenter agreed that they could move forward with the Township Comprehensive Plan and then look it over again after the census

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data for 2020 is reviewed. There was discussion about the housing supply reports that there are 70 fewer housing units in the township since 2010. Mr. Carpenter will ask the County to recheck that item. The County will proceed with a couple more chapters at this time.

OTHER BUSINESS:

Mark D. Carpenter, Township Zoning Officer, reported that the Detraglia property is being sold to a swimming pool company.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Randy Waggoner seconded the motion and it passed unanimously at 8:17 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission