

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
AUGUST 14, 2023**

START TIME: 7:00 p.m.

END TIME: 7:49 p.m.

MEMBERS PRESENT:

Tracy Gleim
Wes Beard
Steve Zeigler
Tom Ryan
Larry Claycomb
Jim O'Connell

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Robynn Eppley

AGENDA:

Discussion and Possible Action on past minutes of June 26, 2023

Public Comment

TPF 23-9 Discussion and Possible Action on Proposed Zoning Ordinance
Amendment to the FP-Floodplain Conservation Zoning District
(BOS Public Hearing scheduled for August 25, 2023)

ZB 23-2 Discussion and Possible Action on The Zoning Hearing Board Application
of Hari Krishna Carlisle Property, LLC for a Special Exception to allow
development of a restaurant with drive-in type establishment on properties
at 1081 & 1087 Harrisburg Pike, County Tax Parcel Nos 21-19-1637-012
& 21-19-1637-013
(Zoning Hearing scheduled for September 13, 2023)

Township Staff Informational Comments with no discussion

MEETING MINUTES:

Public Comment

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

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Discussion and Possible Action on Past Minutes of June 26, 2023.

Tom Ryan made a motion to accept the minutes of the June 26, 2023, meeting as submitted. This was seconded by Wes Beard and passed unanimously.

**ZB 23-2 Discussion and Possible Action on The Zoning Hearing Board
Application of Hari Krishna Carlisle Property, LLC for a Special
Exception to allow development of a restaurant with drive-in type
establishment on properties at 1081 & 1087 Harrisburg Pike, County
Tax Parcel Nos 21-19-1637-012 & 21-19-1637-013
(Zoning Hearing scheduled for September 13, 2023)**

Doug Brehm of Brehm-Lebo Engineering and Peter Patel were in attendance to represent the plan. Mr. Patel owns seven Dunkin locations. He would like to build one at this location with a drive through window. They need a special exception for the drive through and a 7-foot variance for the front yard setback. Mr. Brehm went over the details of the plan with the Planning Commission members. Larry Claycomb reviewed the details that the Planning Commission must take into consideration when making a recommendation to the Zoning Hearing Board.

Wes Beard made the following motion.

“I propose we recommend approval of ZB 23-2, for a Special Exception to allow development of a restaurant with drive-in type establishment on properties at 1081 & 1087 Harrisburg Pike.”

This was seconded by Tom Ryan and passed unanimously.

**TPF 23-9 Discussion and Possible Action on Proposed Zoning Ordinance
Amendment to the FP-Floodplain Conservation Zoning District
(BOS Public Hearing scheduled for August 25, 2023)**

Larry Claycomb explained that this is a State mandated ordinance. There is a model ordinance submitted to the township that has been worked on by Keith Brenneman and Mark Carpenter. Mr. Carpenter talked about some of the details of the ordinance.

Steve Zeigler made the following motion.

“I move we recommend approval of TPF 23-9, proposed Zoning Ordinance amendment to the FP-Floodplain Conservation Zoning District.”

This was seconded by Tom Ryan and passed unanimously.

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Mark Carpenter talked about the new development "The Grange." Charter Homes & Neighborhoods will be turning in their plans to the township soon and hope to set up an office soon at the site to pre-sell lots.

Cumberland Knoll development should be getting underway next spring. Phase 1 was approved in 2007. They have done a new traffic study which showed no appreciable impact.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Steve Zeigler and passed unanimously at 7:49 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission