

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
AUGUST 25, 2014**

START TIME: 7:00 p.m.

END TIME: 8:00 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracy Gleim
Jim O'Connell
Jim Dries

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Sean Oldfield
Steve Zeigler
Bud Grove, Township Engineer
Keith Brenneman, Township Solicitor

AGENDA:

APPROVE PAST MINUTES OF JULY 28, 2014

PUBLIC COMMENT

TPF 14-7 PROPOSED ZONING MAP AMENDMENT TO
CHANGE 51.55 ACRES OF RF DISTRICT TO RT DISTRICT
ON COUNTY TAX PIN 21-08-0573-002
(BOS Public Hearing scheduled for August 29, 2014 at 7:30 AM)

OTHER BUSINESS

MEETING MINUTES

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

APPROVE PAST MINUTES OF JULY 28, 2014.

Jim Dries made a motion to approve the minutes of the July 28, 2014, meeting as submitted. The motion was seconded by Michael Buchanan and passed unanimously.

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PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

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(BOS Public Hearing scheduled for August 29, 2014 at 7:30 AM)**

John Murphy had presented this item at the previous meeting. The Planning Commission members discussed the proposed amendment and the history of the zoning of the area in question. Mr. Claycomb related the content of a conversation that he had with Vic Stabile about the history of the RT Zoning District. He also reviewed the possible numbers of homes that would be able to be built under each possible zoning option. Jeff Kelly, Cumberland County Planning Commission, reported on the Cumberland County Planning Commission's meeting on August 21 and reviewed the official comments. Tracy Gleim expressed his opinion in favor of approving the rezoning request. He feels that if a farm is being developed, it should be developed to its full potential. Mr. Claycomb presented a map of the neighboring properties with the assessed values of those lots shown and stated that the owners of those adjoining lots made significant investments in their homes when the neighboring land was zoned residential farm. For these reasons, Mr. Claycomb stated that he cannot support the rezoning request. Jim O'Connell agreed with Mr. Claycomb. Michael Buchanan stated that he was not in favor of the zoning request for much of the same reasons previously stated. Jim Dries is not in favor of the rezoning request also. He does not feel that there is a demand for this density of housing in this area at this time. Mark Carpenter, Township Zoning Officer, pointed out that there is plenty of RT zoned land available in the township.

Michael Buchanan made the following motion.

"Regarding the proposal (TPF 14-7) to amend the Zoning Ordinance and Zoning Map of Middlesex Township to change 51.55 acres of RF district to RT district on county tax pin 21-08-0573-002, I move we recommend denial of the proposed zoning change for the following reasons.

1. The proposed change is not consistent with the Middlesex Township Comprehensive Plan which designates the area for low density, single family residential use. The proposed RT district is a medium density zone permitting all types of residences at 3.5 units per acre.

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2. The proposed rezoning is not consistent with the adjoining developed properties along the east side of South Middlesex Road and along N. Old Stone House Road.
3. The proposed zoning change does not appear to meet the public necessity, public convenience, nor the general public welfare for the following reasons.
 - a. There does not appear to be a shortage of RT zoned land in the area adjacent to the proposed rezoning. There is currently over 450 acres of undeveloped land in the RT zone adjacent to the proposed rezoning.
 - b. Numerous residential developments are in various stages of being approved or built in the township. According to county records, there were over 500 new dwellings proposed by final plans in the Township since 2004 and the Township has issued 325 building permits for new houses during the same period. There are approximately 200 units in the pipeline for development.
 - c. The 2010 census indicates the housing vacancy rate for the Township to be 4.9%, which is considered a healthy vacancy rate. The Township's Comprehensive Plan recommends between three and six percent to provide opportunities for mobility and housing choice (pg. 7).
4. There would be an increased potential for a significant traffic impact particularly if the number of residences increased from the current concept plan of 36 to a potential of 108 under the RT rezoning."

This was seconded by Jim Dries and passed unanimously.

OTHER BUSINESS:

There being no further business, Jim Dries made a motion to adjourn the meeting. The motion was seconded by Michael Buchanan and passed unanimously at 8:00 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission