

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
September 9, 2019**

START TIME: 7:00 p.m.

END TIME: 8:22 p.m.

MEMBERS PRESENT:

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:

Larry Claycomb

AGENDA:

APPROVE PAST MINUTES OF AUGUST 12, 2019

PUBLIC COMMENT

TPF 19-2 COMPREHENSIVE PLAN UPDATE

TPF 17-13 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN OF
BURGER KING & POPEYE'S RESTAURANTS
(BOS action deadline December 4, 2019)

TPF 19-14 FINAL MINOR SUBDIVISION PLAN
FOR YOUNG FAMILY FARMS LLC
(BOS action deadline December 4, 2019)

ZHB 19-02 GEORGE COSTOPOULOS
APPLICATION FOR SPECIAL EXCEPTION USE TO ALLOW
SELF-STORAGE FACILITY IN RC ZONING DISTRICT

OTHER BUSINESS

MEETING MINUTES

Tracy Gleim called the meeting to order at 7:00 p.m.

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APPROVE PAST MINUTES

Michael Buchanan made a motion to approve the minutes from August 12, 2019, as submitted. Steve Zeigler seconded the motion and it passed unanimously.

PUBLIC COMMENT:

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

**TPF 17-13 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN OF
BURGER KING & POPEYE'S RESTAURANTS
(BOS action deadline December 4, 2019)**

Mark D. Carpenter, Township Zoning Officer, explained that this applicant wishes to have this item tabled until October.

Randy Waggoner made a motion to table this item until October 2019. The motion was seconded by Jim O'Connell and passed unanimously.

**TPF 19-14 FINAL MINOR SUBDIVISION PLAN
FOR YOUNG FAMILY FARMS LLC
(BOS action deadline December 4, 2019)**

Doug Brehm was in attendance to explain the subdivision plan, along with Chris Lewis. Mr. Brehm explained that they had surveyed the entire property last year and have worked up this plan. They converted the sewage system to a holding tank. Mark D. Carpenter, Township Zoning Officer, explained that he had discussed the plan with Bud Grove, Township Engineer, who felt that a review by Mr. Grove was not necessary. Mr. Carpenter had a couple of questions that were answered. Other questions were asked and answered.

Randy Waggoner made the following motion.

"I move we recommend approval of the seven (7) waivers requested for TPF 19-14 Final Minor Subdivision Plan for Young Family Farms LLC dated 8/12/2019."

This was seconded by Steve Zeigler and passed unanimously.

Steve Zeigler made the following motion.

"I move we recommend approval of TPF 19-14 Final Minor Subdivision Plan for Young Family Farms LLC dated 8/12/2019 with the following conditions.

1. Recommend approval of DEP non-building waiver.
2. Subject to the County Comments of 8/28/19 for plat #19-133.
3. Revising of the plan to show 75-foot front yard setbacks along Spring Road frontages for lot # 1 and 2.
4. Revise the plan to label the sewage holding tank on lot #1."

The motion was seconded by Randy Waggoner and passed unanimously.

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**ZHB 19-02 GEORGE COSTOPOULOS
APPLICATION FOR SPECIAL EXCEPTION USE TO ALLOW
SELF-STORAGE FACILITY IN RC ZONING DISTRICT**

George Costopoulos and Bill Shearer were in attendance to represent the plan. Mr. Costopoulos explained the purpose of the request, as they wish to put a self-storage facility in the RC Zoning district. The Planning Commission had looked at this item before when they requested a change in the zoning ordinance. Questions were asked and answered. Mr. Carpenter pointed out that there is a 75-foot setback along an arterial roadway, so they would need to adjust the setback along Spring Road or request a Variance. Mr. Carpenter reviewed the items that the Planning Commission needs to consider for a Special Exception request from section 17.07 of the Zoning Ordinance. There was considerable discussion about potential for problems with storm water management, even though that is not one of the issues before the Planning Commission tonight. The applicant understands that this may be an obstacle to the eventual development of the property.

The following motion was made by Michael Buchanan.

“The Planning Commission recommends approval of the Special Exception request In ZHB Case 19-02 to allow self-storage facility in the Costopoulos property. The applicant must comply with all township ordinances.”

The motion was seconded by Randy Waggoner and passed unanimously.

TPF 19-2 COMPREHENSIVE PLAN UPDATE

There was discussion of the comprehensive plan and Mr. Carpenter asked if any of the members want to make some notes on the plan for him to take to the County for the new version. He will meet with County Planning and keep the Planning Commission informed. He will also put something in the Township website asking the public for input as we go along updating data. He will also develop a list of stakeholders in this regard.

OTHER BUSINESS:

Mr. Carpenter announced that he and Margie are attending the meeting tomorrow in South Middleton Township about farmland preservation. There was some discussion about the issue of farmland preservation.

Randy Waggoner asked about walking paths on plans that are approved and are there specifications for them. Cumberland Range Estates was approved with walking paths and he is looking for it to be there. Apparently, they are just going to mow the path. Mr. Carpenter stated that the HOA is holding the builder to this and they will make sure that the walking path is put in.

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There being no further business to consider, Randy Waggoner made a motion to adjourn the meeting. Michael Buchanan seconded the motion and it passed unanimously at 8:22 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission