

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
September 9, 2024**

START TIME: 7:00 p.m.

END TIME: 8:38 p.m.

MEMBERS PRESENT:

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

STAFF PRESENT:

Mark D. Carpenter, Zoning Officer
Margie Flatley-Carpenter, Secretary
Bud Grove, Township Engineer

MEMBERS & STAFF ABSENT:

AGENDA:

Discussion and Possible Action on past minutes of August 26, 2024

Public Comment

TPF 24-6 Preliminary/Final Land Development Plan for
Carlisle Sport Emporium, LLC Building Expansion
(BOS action deadline December 4, 2024)

TPF 22-18 Discussion and Possible Action on Review of
Draft Zoning Ordinance and Draft Zoning Map

Township Staff Informational Comments with no discussion.

MEETING MINUTES:

Discussion and Possible Action on past minutes of August 26, 2024

Wes Beard made a motion to accept the minutes of the August 26, 2024, meeting as amended. This was seconded by Steve Zeigler and passed unanimously.

Public Comment

Mr. Claycomb asked if there was any public comment and there was none.

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**TPF 24-6 Preliminary/Final Land Development Plan for
Carlisle Sport Emporium, LLC Building Expansion
(BOS action deadline December 4, 2024)**

Matt Lokay of Macki Engineering, Keith Plasterer, and Sadie Plasterer (owners) were in attendance to represent the plan. Mr. Lokay gave an overview of the proposal to expand the building, showing existing conditions and the proposed improvements. Questions were asked and answered. Mr. Plasterer also contributed to the presentation. There was extensive discussion about storm water management. Mr. Grove explained that he would like to see a “plan B” in case they cannot get infiltration. They will discuss this further with Mr. Grove. There was discussion about the parking necessary. Mr. Plasterer described the interior of the facility and all of the activities that will be available. Mr. Grove will work on reviewing the plans and preparing his comments. They will return when his comments are ready.

**TPF 22-18 Discussion and Possible Action on Review of
Draft Zoning Ordinance and Draft Zoning Map**

Mark Carpenter is still working on this with the consultant.

Township Staff Informational Comments with no discussion

None.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Tom Ryan and passed unanimously at 8:38 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission