

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
September 10, 2018**

START TIME: 7:00 p.m.

END TIME: 8:55 p.m.

MEMBERS PRESENT:

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

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Randy Waggoner

AGENDA:

APPROVE PAST MINUTES OF AUGUST 27, 2018

PUBLIC COMMENT

TPF 17-11 DRAFT ZONING ORDINANCE DEFINITIONS AND STANDARDS TO PROVIDE FOR NON-COMMERCIAL KEEPING OF LIVESTOCK AS PERMITTED ACCESSORY USES IN THE OS, RF, RC, RS AND VC ZONING DISTRICTS

TPF 17-21 DRAFT ZONING ORDINANCE AMENDMENT TO PROVIDE FOR SELF-STORAGE FACILITIES BY SPECIAL EXCEPTION USE IN THE VC AND RC ZONING DISTRICTS

TPF 18-8 FINAL MINOR LOT ADDITION SUBDIVISION PLAN FOR MARLIN & VESTA CALAMAN AND RONALD & VICKI ROTZ
(BOS action deadline December 5, 2018)

OTHER BUSINESS:

MEETING MINUTES

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

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APPROVE PAST MINUTES

Jim Dries made a motion to approve the minutes from August 27, 2018, as submitted. Michael Buchanan seconded the motion and it passed unanimously.

PUBLIC COMMENT:

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

**TPF 18-8 FINAL MINOR LOT ADDITION SUBDIVISION PLAN FOR MARLIN &
VESTA CALAMAN AND RONALD & VICKI ROTZ
(BOS action deadline December 5, 2018)**

Chris Chiampi with FSA Engineering and Ron Rotz were in attendance to represent the plan. Mr. Chiampi explained the plan to the Planning Commission. A small parcel of land is being removed from the land belonging to Calaman and being incorporated into the land owned by Rotz. It is 1516 square feet of property. Questions were asked and answered about a utility easement on the plan, the location of the property, and the waivers requested. Mr. Carpenter distributed the comments from the Cumberland County Planning Commission. Hopefully, comments from Bud Grove will be available by the next Planning Commission meeting.

**TPF 17-21 DRAFT ZONING ORDINANCE AMENDMENT TO PROVIDE FOR SELF-
STORAGE FACILITIES BY SPECIAL EXCEPTION USE IN THE VC
AND RC ZONING DISTRICTS**

Jim Costopoulos and son George Costopoulos were in attendance. They own Mountain View Mobile Home Park which has dwindled down to 4 mobile homes. They have applied to the township for this zoning amendment so that they can have a better use for their property. There was lively discussion of this matter, including why can't the applicant request a variance or special exception instead of changing the zoning? Allowed uses for the zoning areas in question were reviewed along with allowed special exceptions. One idea that Mr. Carpenter brought up would be to allow this only if it has direct access to an arterial road. That would limit it to areas where it would fit in. Another possibility is to provide a minimum or maximum lot area, limit to one story only. Another question is should Pods be allowed? Should we allow a residential manager on site? The Planning Commission members will come up with some other ideas and Mr. Carpenter will do some research as to what other municipalities require of these types of uses. The members will gather together all of their ideas and bring them to the next meeting.

**TPF 17-11 DRAFT ZONING ORDINANCE DEFINITIONS AND STANDARDS TO
PROVIDE FOR NON-COMMERCIAL KEEPING OF LIVESTOCK AS
PERMITTED ACCESSORY USES IN THE OS, RF, RC, RS AND VC
ZONING DISTRICTS**

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Jim Dries explained to the Planning Commission members how the ordinance was developed by the subcommittee. They started out with the County's model ordinance and expanded from there. There were questions, answers and discussion about the different sections of the draft ordinance. The members will get their comments together and bring them to a future meeting.

OTHER BUSINESS:

None.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Mike Buchanan seconded the motion and it passed unanimously at 8:55 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission