

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
SEPTEMBER 11, 2023**

START TIME: 7:00 p.m.

END TIME: 8:17 p.m.

MEMBERS PRESENT:

Tracy Gleim
Wes Beard
Larry Claycomb
Jim O'Connell

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Robynn Eppley
Steve Zeigler
Tom Ryan

AGENDA:

Discussion and Possible Action on past minutes of August 14, 2023

Public Comment

- TPF 23-17 Discussion and Possible Action on
 Final Minor Lot Addition Subdivision Plan, Jones Property
 (BOS action deadline December 6, 2023)
- TPF 23-18 Discussion and Possible Action on Grange Development –
 Preliminary Subdivision and Land Development Plan for Phases 1, 2, & 3,
 with Conceptual Master Plan for Phases 1, 2, 3 & 4
 (BOS action deadline December 6, 2023)
- TPF 23-19 Discussion and Possible Action on Grange Development –
 Final Subdivision and Land Development Plan for Phases 1 & 2
 (BOS action deadline December 6, 2023)
- TPF 23-20 Discussion and Possible Action on Proposed Zoning Ordinance
 Amendment to Provide for Family Entertainment Center Use, Subject to
 Certain Requirements in the VC and CH Zoning Districts
 (BOS Public Hearing scheduled for October 27, 2023)

Township Staff Informational Comments with no discussion

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MEETING MINUTES

Discussion and Possible Action on past minutes of August 14, 2023

Wes Beard made a motion to accept the minutes of the August 14, 2023, meeting as amended. This was seconded by Jim O'Connell and passed unanimously.

Public Comment

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

**TPF 23-17 Discussion and Possible Action on
Final Minor Lot Addition Subdivision Plan, Jones Property
(BOS action deadline December 6, 2023)**

**TPF 23-18 Discussion and Possible Action on Grange Development –
Preliminary Subdivision and Land Development Plan for Phases 1, 2,
& 3, with Conceptual Master Plan for Phases 1, 2, 3 & 4
(BOS action deadline December 6, 2023)**

**TPF 23-19 Discussion and Possible Action on Grange Development –
Final Subdivision and Land Development Plan for Phases 1 & 2
(BOS action deadline December 6, 2023)**

The applicant has requested to have these plans tabled. They hope to have comments from Mr. Grove for the next meeting. Wes Beard made a motion to table the three plans. It was seconded by Jim O'Connell and passed unanimously.

**TPF 23-20 Discussion and Possible Action on Proposed Zoning Ordinance
Amendment to Provide for Family Entertainment Center Use, Subject
to Certain Requirements in the VC and CH Zoning Districts
(BOS Public Hearing scheduled for October 27, 2023)**

Dave Getz, Sadie Plasterer and Keith Plasterer and Brian Fischbach were in attendance to represent the text amendment. Mr. Plasterer started the Sports Emporium in 1993. They are constantly making improvements and wish to continue to expand their services. He had a PowerPoint presentation of their plans. They wish to be able to have 70% impervious and reduced parking requirements. This will require amendments to the existing zoning ordinance. These items are being incorporated in the new zoning ordinance that is under construction. They were waiting for the overlay district to be enacted but that did not happen. There was extensive discussion about storm water management at the site. Questions were asked and answered.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
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SEPTEMBER 11, 2023**

Tracy Gleim made the following motion:

“I move we recommend approval of TPF 23-30, Proposed Zoning Ordinance Amendment to Provide for Family Entertainment Use, Subject to Certain Requirements in the VC and CH Zoning Districts.”

This was seconded by Jim O’Connell and passed unanimously.

Township Staff Informational Comments with no discussion

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Wes Beard and passed unanimously at 8:17 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission