

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
September 24, 2018**

START TIME: 7:00 p.m.

END TIME: 8:24 p.m.

MEMBERS PRESENT:

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

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Steve Zeigler

AGENDA:

APPROVE PAST MINUTES OF SEPTEMBER 10, 2018

PUBLIC COMMENT

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.

APPROVE PAST MINUTES OF SEPTEMBER 10, 2018.

Randy Waggoner made a motion to approve the minutes of the September 10, 2018, meeting as submitted. The motion was seconded by Jim Dries and passed unanimously.

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PUBLIC COMMENT

Larry 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)**

John Madden with FSA Engineering was in attendance to represent the plan. Jeff Kelly reviewed the comments from the Cumberland County Planning Commission with the applicant. Questions were asked and answered. The comments from Bud Grove, Township Engineer, were also reviewed. There were items that were clarified.

Randy Waggoner made the following motion.

"I move we recommend approval of the three waivers requested for TPF 18-8, Final Minor Lot Subdivision Plan for Marlin & Vesta and Ronald and Vickie Rotz.

We recommend also approval of an additional waiver for the wetlands report per SLDO 503A4 if requested and justified."

The motion was seconded by Mike Buchanan and passed unanimously.

Randy Waggoner made the following motion.

"I move we recommend approval of TPF 18-8, Final Minor Lot Subdivision Plan for Marlin & Vesta and Ronald & Vickie Rotz with the following conditions.

1. That the conditions of the County Planning Commission Review No. 18-110 dated 8/23/2018 be met.
2. That the conditions of the letter from Bud Grove, Township Engineer, to Larry Claycomb dated 9/24/2018 be met.
3. That the building labeled as dwelling be changed to garage."

The motion was seconded by Tracy Gleim and passed unanimously.

**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 George Costopoulos were in attendance to represent interested landowners. Mark Carpenter distributed copies of the recommendations worked up by Jim Dries. Jeff Kelly had some questions. There was lively discussion of the possible

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conditions that can be applied to this ordinance amendment. A definitive list of conditions was worked up to be included in the Planning Commission's recommendation to the Board of Supervisors.

Randy Waggoner made a motion to recommend the conditions that were discussed to the proposed Zoning Amendment. The motion was seconded by Tracy Gleim and passed unanimously.

Then there was further discussion about item 12 on the list and new wording was worked up.

Jim Dries made a motion to include the new wording. This was seconded by Randy Waggoner and passed unanimously.

Below is the final version of the recommendation to the Board of Supervisors.

"The Planning Commission does not recommend permitting self-storage units in the Residential Country (RC) Zone. Adjacent municipalities only allow these structures in commercial and industrial zones. However, if the decision is to allow these as a special exception in the RC and VC, then the following conditions should be added to those already included in TPF 17-21 to minimize any impact to adjacent residential properties.

1. Within the RC zone, the self-storage facilities must have access to an arterial road.
2. That a minimum lot size of one (1) acre and maximum lot size of three (3) acres be required.
3. That the facility be no more than one story.
4. That portable storage containers such as PODS not be allowed at the facility for a period in excess of forty-eight (48) hours.
5. If open storage is allowed, the site must be fenced with a locked gate after operating hours.
6. Within the RC and VC zones, hours of operation must be restricted to 6 AM to 11 PM.
7. Lights must be turned off when the facility is closed.
8. Within the RC and VC zones, the facility must be screened with landscaping on all sides except for the entrance driveway.

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9. The applicant shall adequately demonstrate that all self-storage rental and/or use agreements shall specifically prohibit banned uses.
10. Any fuel tanks and/or machinery or other apparatuses relying on such fuels shall be stored only in an external storage area unless the tanks are drained and purged
11. Delete paragraph 14.62.B.”

OTHER BUSINESS:

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Randy Waggoner and passed unanimously at 8:24 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission