

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
October 8, 2018**

START TIME: 7:00 p.m.

END TIME: 9:01 p.m.

MEMBERS PRESENT:

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

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Randy Waggoner
Steve Zeigler

AGENDA:

APPROVE PAST MINUTES OF SEPTEMBER 24, 2018

PUBLIC COMMENT

ZHB 18-1 APPLICATION OF KATHLEEN GELINAS (RICE) ALZGHIER FOR SPECIAL EXCEPTION AND AMENDMENT OF PRIOR SPECIAL EXCEPTION AND VARIANCE APPROVAL IN ZHB CASE 92-4 FOR PROPERTY AT 40 HARMONY HALL DRIVE IN VC DISTRICT TO ALLOW TWO RESIDENTIAL BUILDINGS ON PROPERTY WITH TWO DWELLING UNITS IN EACH BUILDING.
(Zoning Hearing scheduled for November 14, 2018)

TPF 18-9 DRAFT ZONING ORDINANCE AMENDMENT TO CHANGE ZONING MAP IN AREAS NEAR SOUTH MIDDLESEX ROAD AND CLAREMONT ROAD BY REZONING CERTAIN PROPERTIES FROM LI DISTRICT AND RT DISTRICT TO IG DISTRICT; AND TEXT AMENDMENTS TO ARTICLE XII IG DISTRICTS - SECTIONS 12.03.12., 12.03.17., 12.07.B. AND ARTICLE XIV SUPPLEMENTAL REGULATIONS - SECTION 14.61.B.
(Provide review to Board of Supervisors by October 26, 2018)

OTHER BUSINESS:

MEETING MINUTES

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

APPROVE PAST MINUTES

Jim Dries made a motion to approve the minutes from September 24, 2018, as amended. Michael Buchanan seconded the motion and it passed unanimously.

PUBLIC COMMENT:

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

**ZHB 18-1 APPLICATION OF KATHLEEN GELINAS (RICE) ALZGHIER FOR SPECIAL EXCEPTION AND AMENDMENT OF PRIOR SPECIAL EXCEPTION AND VARIANCE APPROVAL IN ZHB CASE 92-4 FOR PROPERTY AT 40 HARMONY HALL DRIVE IN VC DISTRICT TO ALLOW TWO RESIDENTIAL BUILDINGS ON PROPERTY WITH TWO DWELLING UNITS IN EACH BUILDING.
(Zoning Hearing scheduled for November 14, 2018)**

Kathleen Gelinas Alzghier was in attendance to represent the plan. She was asked to explain what she wanted to do and why. She said that she needed to make some improvements in order to sell the property. She explained that in 1992 she was approved to make some apartments in the old school house. She currently lives in the back half of the pavilion. The school house is a studio apartment. The school house wing is another studio apartment. In between is an area where the laundry facilities are. The pavilion has two more living areas, one is big enough for a one-bedroom apartment, and the other end is a studio apartment. She is requesting a special exception for multi-family dwellings in the VC zoning district. There was extensive discussion about the issues involved with this application. The Planning Commission will recommend on this issue at the next meeting. Larry Claycomb asked the members to make their notes on the application and bring them to the next meeting. They need to separate the variance part from the special exception part.

**TPF 18-9 DRAFT ZONING ORDINANCE AMENDMENT TO CHANGE ZONING MAP IN AREAS NEAR SOUTH MIDDLESEX ROAD AND CLAREMONT ROAD BY REZONING CERTAIN PROPERTIES FROM LI DISTRICT AND RT DISTRICT TO IG DISTRICT; AND TEXT AMENDMENTS TO ARTICLE XII IG DISTRICTS - SECTIONS 12.03.12., 12.03.17., 12.07.B. AND ARTICLE XIV SUPPLEMENTAL REGULATIONS - SECTION 14.61.B.
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Mark Carpenter, Township Zoning Officer, explained the issue. He showed on the map where the area is that is being considered for Industrial General. He reviewed the history of the area and how the zoning has been changed over the years. There are seven properties that would be affected by this. He reviewed the text amendments that

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would be involved in detail. There was extensive discussion about this rezoning plan and the reasons behind it. Mr. Carpenter reviewed the County Comprehensive Plan as it relates to this. A subcommittee of Jim Dries, Michael Buchanan, and Larry Claycomb will meet to further discuss this and the Planning Commission will make a recommendation at the next meeting in two weeks.

OTHER BUSINESS:

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Jim Dries seconded the motion and it passed unanimously at 9:01 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission