

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
October 9, 2017**

START TIME: 7:00 p.m.

END TIME: 8:20 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Jim Dries
Randy Waggoner
Tracy Gleim

STAFF PRESENT:

Mark D. Carpenter, Zoning Officer
Bud Grove, Township Engineer

MEMBERS & STAFF ABSENT:

Jim O'Connell
Steve Zeigler
Margie Flatley-Carpenter, CMT, Secretary

AGENDA:

APPROVE PAST MINUTES OF AUGUST 28, 2017

PUBLIC COMMENT

- TPF 16-8 SUBDIVISION & LAND DEVELOPMENT ORDINANCE
(Future BOS public hearing to be advertised)
- TPF 17-12 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR
CARLISLE AUTO AND TRUCK SALVAGE
(BOS action deadline January 2, 2018)
- TPF 17-14 PROPOSED ZONING ORDINANCE AMENDMENTS TO SECTION
14.16.N.3. ON NON-CONFORMING SIGNS AND SECTION 15.01.C.1.
ON NON-CONFORMING USES, NON-COMPLYING BUILDINGS AND
NON-CONFORMING LOTS
(BOS public hearing scheduled for November 17, 2017 at 7:30 am)
- TPF 17-15 FINAL MINOR SUBDIVISION PLAN FOR HARRY W. & DOROTHY M.
BURKEPIKE & CREEDIN A. & WANDA K. CULLEY
(BOS action deadline January 2, 2018)

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MEETING MINUTES

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

APPROVE PAST MINUTES

Randy Waggoner made a motion to approve the minutes from August 28, 2017, as submitted. Jim Dries seconded the motion and it passed unanimously.

PUBLIC COMMENT:

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

**TPF 17-15 FINAL MINOR SUBDIVISION PLAN FOR HARRY W. & DOROTHY M. BURKEPIKE & CREEDIN A. & WANDA K. CULLEY
(BOS action deadline January 2, 2018)**

Joe Burget was in attendance to represent the plan. This is a lot addition to the Culley lot so that the property line does not go through the Culley house. They have already obtained a variance from the Zoning Hearing Board to allow a decrease of the side yard building setback on the Culley property. The County Planning Comments were reviewed with the Planning Commission members. Questions were asked and answered.

**TPF 17-12 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR CARLISLE AUTO AND TRUCK SALVAGE
(BOS action deadline January 2, 2018)**

John Madden, PE, and Steve Boore, property owner, were in attendance to represent the plan. A Special Exception was obtained to allow reconstruction of the building which was destroyed by fire. There was extensive discussion of many details, including items that were brought up at previous meetings. Questions were asked and answered.

**TPF 16-8 SUBDIVISION & LAND DEVELOPMENT ORDINANCE
(Future BOS public hearing to be advertised)**

Bud Grove, Township Engineer, revised the ordinance to reflect changes recommended by the Planning Commission. It is being advertised for a public hearing.

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**TPF 17-14 PROPOSED ZONING ORDINANCE AMENDMENTS TO SECTION
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(BOS public hearing scheduled for November 17, 2017 at 7:30 am)**

The question was raised as to which other municipalities have done this. Research will be done. There was discussion. Mr. Carpenter will also check with Jeff Kelly, Cumberland County Planning Commission, regarding this issue.

OTHER BUSINESS:

Michael Buchanan has agreed to serve on the subcommittee to draft proposed Zoning Ordinance amendments to address non-commercial keeping of chickens.

There will be an informational meeting for the public regarding Municipal Separate Stormwater Systems (MS4) requirements effecting Middlesex Township on October 11, 2017 at 6:00 p.m., at the Township Building.

Jim Dries mentioned that there are several possible areas for ordinance amendments that were previously discussed by the Planning Commission. These include rules for AirBnB, parking requirements and possible restrictions on LED lighting.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Randy Waggoner seconded the motion and it passed unanimously at 8:20 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission