

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
OCTOBER 12, 2009**

START TIME: 7:00 p.m.

END TIME: 8:23 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Rod Groff
Steve Zeigler
Tracy Gleim
Tracey Gillespie

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Bud Grove, Township Engineer

AGENDA:

1. APPROVE PAST MINUTES OF SEPTEMBER 28, 2009
2. PUBLIC COMMENT
3. TPF 09-6 PROPOSED ZONING ORDINANCE & SUBDIVISION AND
LAND DEVELOPMENT ORDINANCE AMENDMENT
NEW REGULATIONS FOR WIND TURBINE GENERATORS
DRAFT NO. 4
4. TPF 09-11 KEYSTONE ARMS
PRELIMINARY/FINAL REVISED SUBDIVISION PLAN
(BOS action deadline January 9, 2010)
5. TPF 09-12 KEYSTONE ARMS
PRELIMINARY/FINAL REVISED LAND DEVELOPMENT PLAN
(BOS action deadline January 9, 2010)

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
OCTOBER 12, 2009**

MEETING MINUTES

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

APPROVE PAST MINUTES OF SEPTEMBER 28, 2009

Michael Buchanan made a motion to approve the minutes of the September 28, 2009, meeting with the change discussed. The motion was seconded by Steve Zeigler and passed unanimously.

PUBLIC COMMENT:

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

**TPF 09-11 KEYSTONE ARMS
PRELIMINARY/FINAL REVISED SUBDIVISION PLAN
(BOS action deadline January 9, 2010)**

P Eric Brinser of Rettew Associates and Dave Marschka of Keystone Arms were in attendance to present the plan. They explained the plan proposes to revise the boundaries of lot no. 165 (the commercial lot along route 11) and previously approved individual townhouse dwelling unit lot nos. 302-325 and 285-296 fronting on MacArthur Drive. Lot nos. 302-325 would become lot no. 302 and lot nos. 285-296 would become lot no 285. They were previously proposed as townhouses. They now propose to build apartments on those lots. Questions were asked and answered.

**TPF 09-12 KEYSTONE ARMS
PRELIMINARY/FINAL REVISED LAND DEVELOPMENT PLAN
(BOS action deadline January 9, 2010)**

Mr. Brinser explained the apartment buildings that they are proposing to build in the newly formed lots. There will be 10 units per building, with one unit on each end and 4 over/under units for a total of 8 units in the middle. He explained the parking arrangements also. This will add 24 units to the development. Questions were asked and answered. Bud Grove will be reviewing the plan and comments should be available for the next meeting. Mark Carpenter will also review the plans and have comments for the next meeting.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
OCTOBER 12, 2009**

**TPF 09-6 PROPOSED ZONING ORDINANCE & SUBDIVISION AND
LAND DEVELOPMENT ORDINANCE AMENDMENT
NEW REGULATIONS FOR WIND TURBINE GENERATORS
REVIEW DRAFT NO. 4**

Mike Buchanan presented the newest version of the proposed ordinance, incorporating the changes that had been discussed at the last meeting. He reviewed the changes that had been made. There was discussion regarding setback distances and noise. They decided to drop out #7 on page 7, about setbacks from water. Mark Carpenter will send this version on to Keith Brenneman and Jeff Kelly and ask them to give some comments for the next meeting. The goal will be to agree to send it to the Board of Supervisors from that meeting.

OTHER BUSINESS:

Mike Buchanan asked about other ordinances (signs and lighting) that the Planning Commission has done, if they have been enacted. Mark Carpenter stated that they are all enacted. He is working on an amendment for the Conservation Design Ordinance.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Michael Buchanan seconded the motion and it passed unanimously at 8:23 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission