

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
October 14, 2024**

START TIME: 7:00 p.m.

END TIME: 8:48 p.m.

MEMBERS PRESENT:

Larry Claycomb
Wes Beard
Robynn Eppley
Steve Zeigler
Tracy Gleim

STAFF PRESENT:

Mark D. Carpenter, Zoning Officer
Margie Flatley-Carpenter, Secretary
Bud Grove, Township Engineer

MEMBERS & STAFF ABSENT:

Tom Ryan
Jim O'Connell

AGENDA:

Discussion and Possible Action on past minutes of September 9, 2024

Public Comment

- TPF 24-6 Discussion and Possible Action on Preliminary/Final Land Development Plan for Carlisle Sports Emporium, LLC Building Expansion (BOS action deadline December 4, 2024)
- TPF 24-7 Discussion and Possible Action on Application of Pinnacle Realty Development Company for Zoning Map change from RF-Residential Farm to VC-Village Center for several properties near 106 Wolfs Bridge Road, being County Tax Parcel Numbers 21-07-0467-004, 21-07-0467-005, 21-07-0467-004A, 21-07-0467-002, 21-07-0467-004C, 21-07-0467-004G and part of 29-17-1587-119 (BOS Public Hearing Scheduled for November 22, 2024)
- TPF 24-8 Discussion and Possible Action on Application of Pinnacle Realty Development Company for Zoning Map change from RF-Residential Farm to VC-Village Center for property at 151 Wolfs Bridge Road; being County Tax Parcel Number 21-07-0467-025A (BOS Public Hearing Scheduled for November 22, 2024)
- TPF 24-14 Discussion and Possible Action on Final Land Development Plan for RV Storage Facility for Claremont Road LLC (BOS action deadline January 8, 2025)
- TPF 22-18 Discussion and Possible Action on Review of Draft Zoning Ordinance and Draft Zoning Map

Township Staff Informational Comments with no discussion.

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MEETING MINUTES:

Discussion and Possible Action on past minutes of September 9, 2024

Robynn Eppley made a motion to accept the minutes of the September 9, 2024, meeting as amended. This was seconded by Steve Zeigler and passed unanimously.

Public Comment

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

**TPF 24-14 Discussion and Possible Action on Final Land Development Plan for
RV Storage Facility for Claremont Road LLC
(BOS action deadline January 8, 2025)**

Chris Dellinger with HRG was in attendance to represent the plan. The applicant proposes to erect an open-air covered storage facility for 368 RVs and an office. Questions were asked and answered. They will await Mr. Grove's review comments.

**TPF 24-7 Discussion and Possible Action on Application of Pinnacle Realty
Development Company for Zoning Map change from RF-Residential Farm
to VC-Village Center for several properties near 106 Wolfs Bridge Road,
being County Tax Parcel Numbers 21-07-0467-004, 21-07-0467-005, 21-07-
0467-004A, 21-07-0467-002, 21-07-0467-004C, 21-07-0467-004G and part of
29-17-1587-119
(BOS Public Hearing Scheduled for November 22, 2024)**

**TPF 24-8 Discussion and Possible Action on Application of Pinnacle Realty
Development Company for Zoning Map change from RF-Residential Farm
to VC-Village Center for property at 151 Wolfs Bridge Road; being County
Tax Parcel Number 21-07-0467-025A
(BOS Public Hearing Scheduled for November 22, 2024)**

Tony Maris was in attendance to represent the application. He gave an overview of the probable development for this area, should the plots be rezoned. There was extensive discussion about traffic, types of housing proposed, price points of that housing, pressure on the schools, etc.

Steve Zeigler made the following motion.

"I move we recommend approval of TPF 24-7 Application of Pinnacle Realty Development Company for Zoning Map change from RF-Residential Farm to VC-Village Center for several properties near 106 Wolfs Bridge Road, being County Tax Parcel Numbers 21-07-0467-004, 21-07-0467-005, 21-07-0467-004A, 21-07-0467-002, 21-07-0467-004C, 21-07-0467-004G and part of 29-17-1587-119."

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This was seconded by Tracy Gleim and passed 3-2, with Larry Claycomb and Robynn Eppley voting in opposition.

Steve Zeigler made the following motion.

"I move we recommend approval of TPF 24-8 Application of Pinnacle Realty Development Company for Zoning Map change from RF-Residential Farm to VC-Village Center for property at 151 Wolfs Bridge Road; being County Tax Parcel Number 21-07-0467-025A."

This was seconded by Tracy Gleim and passed 3-2, with Larry Claycomb and Robynn Eppley voting in opposition.

TPF 24-6 Discussion and Possible Action on Preliminary/Final Land Development Plan for Carlisle Sports Emporium, LLC Building Expansion (BOS action deadline December 4, 2024)

This item is being tabled at the request of the applicant.

Wes Beard made the following motion.

"I move we table TPF 24-6 Preliminary/Final Land Development Plan for Carlisle Sports Emporium, LLC Building Expansion."

This was seconded by Tracy Gleim and passed unanimously.

TPF 22-18 Discussion and Possible Action on Review of Draft Zoning Ordinance and Draft Zoning Map

Mark Carpenter advised that they are still working on this project.

Township Staff Informational Comments with no discussion

None.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Steve Zeigler and passed unanimously at 8:48 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission