

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 23, 2006**

START TIME: 7:18 p.m.

END TIME: 9:09 p.m.

MEMBERS PRESENT:

Michael Buchanan
Tracy Gleim
Rod Groff
Larry Claycomb

STAFF PRESENT:

Mark D. Carpenter, Zoning Officer
Keith Brenneman, Township Attorney
Margie Flatley, Secretary

MEMBERS & STAFF ABSENT:

David Hukill
Americo Gines-Serrano (Rick Gines)
Steve Zeigler
Bud Grove, Township Engineer
Jeff Kelly, County Planning

AGENDA

1. APPROVE PAST MINUTES OF OCTOBER 9, 2006
2. PUBLIC COMMENT
3. (TPF 06-12) 2006 MONROE TOWNSHIP COMPREHENSIVE PLAN UPDATE
(comment deadline 11-02-06)
4. (TPF 06-13) 2006 SOUTH MIDDLETON TOWNSHIP COMPREHENSIVE PLAN
2006 SOUTH MIDDLETON TOWNSHIP ZONING ORDINANCE
(comment deadline 11-09-06)
5. (TPF 05-7) DRAFT ZONING ORDINANCE AMENDMENT
CONSERVATION SUBDIVISION DESIGN
(comment on working draft for BOS)

MEETING MINUTES

Larry Claycomb called the meeting to order at 7:18 p.m.
(The start of the meeting was delayed because a quorum was not met until that time.)

APPROVE PAST MINUTES OF OCTOBER 9, 2006

Mike Buchanan made a motion to approve the minutes with no corrections. Rod Groff seconded the motion. The motion passed unanimously.

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PUBLIC COMMENT

Larry Claycomb asked for public comment. There was a graduate student from Shippensburg University in attendance. She is in the Geo-Environmental Science Program. Larry invited her to come back to more meetings if she wished.

(TPF 06-12) 2006 MONROE TOWNSHIP COMPREHENSIVE PLAN UPDATE

Mike Buchanan pointed out that two of the maps in the plan did not show Middlesex Township as a neighbor of Monroe Township. There were no other comments regarding this plan update.

**(TPF 06-13) 2006 SOUTH MIDDLETON TOWNSHIP COMPREHENSIVE PLAN
2006 SOUTH MIDDLETON TOWNSHIP ZONING ORDINANCE**

Mark Carpenter had reviewed this plan and pointed out the Industrial Zone across Trindle Road from Middlesex Township. This area of Middlesex Township is zoned Farm/Residential/Village Center. He commented that Middlesex Township would like appropriate buffering in place if this area is developed by South Middleton Township.

**(TPF 05-7) DRAFT ZONING ORDINANCE AMENDMENT
CONSERVATION SUBDIVISION DESIGN**

Larry Claycomb had several "wordsmithing" comments that he will give to Mark Carpenter in the form of an edited copy. He also felt that the open space needs to be more adequately defined. All of the space needs to be identified as lot, street or open space. An extensive discussion of this issue ensued and all agreed that this should be clarified. Keith Brenneman will take a look at that issue. There was also an issue brought up that terminology such as "two-family," "townhouse" and "duplex" need to be consistently defined. More discussion followed about "density bonuses" and what that means and how it would work in concert with agricultural uses for open space.

OTHER BUSINESS:

Mark Carpenter announced that Margie Flatley has been Secretary to the Commission for one year. He also announced that there will be a couple of large plans coming in for the Commission's review at upcoming meetings.

There being no further business, Tracy Gleim made a motion to adjourn the meeting and Mike Buchanan seconded the motion. The motion passed unanimously and the meeting was adjourned at 9:09 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission