

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
October 23, 2017**

START TIME: 7:00 p.m.

END TIME: 7:39 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Jim Dries
Randy Waggoner

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Tracy Gleim
Steve Zeigler
Jim O'Connell

AGENDA:

APPROVE PAST MINUTES OF OCTOBER 9, 2017

PUBLIC COMMENT

- TPF 16-8 SUBDIVISION & LAND DEVELOPMENT ORDINANCE
(Future BOS public hearing to be advertised)
- TPF 17-3 FINAL MINOR SUBDIVISION PLAN
92 HOOVER ROAD
(BOS action deadline December 6, 2017)
- 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 OF OCTOBER 9, 2017

Randy Waggoner made a motion to approve the minutes of the October 9, 2017, meeting as amended. The motion was seconded by Jim Dries and passed unanimously.

PUBLIC COMMENT

Larry 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)**

Ben Kirk, Surveyor Associate, was in attendance to represent the plan. Mr. Claycomb asked the Planning Commission members if anyone had any questions about the plan. Bud Grove, Township Engineer, reviewed his comments. They revised the plan on October 16, 2017, in order to comply with Mr. Grove's comments.

Randy Waggoner made the following motion.

"I move that we approve the four waivers requested on TPF 17-15 titled Final Minor Subdivision Plan for Harry W. and Dorothy M. Burkepile & Creedin A. & Wanda K. Culley, as revised 10/14/17 with a note required on the plan that stating that the owner must install curbs and sidewalks within 6 months if requested by the Township." This was seconded by Michael Buchanan and passed unanimously.

Mr. Claycomb reviewed the comments from the Cumberland County Planning Commission with the applicant.

Randy Waggoner made the following motion.

"I move that we recommend approval of the Final Minor Subdivision Plan for Harry W. & Dorothy M. Burkepile & Creedin A. & Wanda K. Culley with the following conditions.

1. That the comment of the Cumberland County Planning Department in review report 17-128 dated 9/26/17 be met.
2. That the comments in Bud Grove's letter to Larry Claycomb dated 10/13/17 be met.

This was seconded by Michael Buchanan and passed unanimously.

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

Since this has not been advertised yet, this item will be tabled until the next meeting.

Jim Dries made a motion to table this item and it was seconded by Michael Buchanan. Randy Waggoner seconded the motion and it passed unanimously.

**TPF 17-3 FINAL MINOR SUBDIVISION PLAN
92 HOOVER ROAD
(BOS action deadline December 6, 2017)**

At the request of the developer, this item will be tabled until the next meeting. Mark Carpenter, Township Zoning Officer, has copies of the supplemental reports. Randy Waggoner made a motion to table this item and it was seconded by Michael Buchanan. Jim Dries seconded the motion and it passed unanimously.

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

At the request of the developer, this item will be tabled until the next meeting. Randy Waggoner made a motion to table this item, and it was seconded by Michael Buchanan. Jim Dries seconded the motion and it passed unanimously.

**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)**

Mark Carpenter, Township Zoning Officer, distributed the county comments by e-mail to the Planning Commission members. He reviewed them at this meeting. There was discussion of the wording of the ordinances of neighboring municipalities that pertain to this issue.

Michael Buchanan made the following motion.

"I propose approval of 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.

This was seconded by Randy Waggoner and passed unanimously.

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OTHER BUSINESS

There being no further business, Michael Buchanan made a motion to adjourn the meeting. The motion was seconded by Randy Waggoner and passed unanimously at 7:39 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission