

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
November 12, 2012**

START TIME: 7:03 p.m.

END TIME: 7:56 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracy Gleim
Jim Dries

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Steve Zeigler
Rod Groff
Victor Stabile

AGENDA:

APPROVE PAST MINUTES OF OCTOBER 22, 2012

PUBLIC COMMENT

TPF 12-23 ZONING ORDINANCE AMENDMENT PROPOSED BY BOARD OF
SUPERVISORS TO ALLOW SALES AND SERVICE OF
MOTORCYCLES, MOTOR DRIVEN CYCLES AND PEDALCYCLES
(BICYCLES) IN THE VC DISTRICTS
(BOS public hearing scheduled for December 28, 2012)

ZHB 12-04 APPLICATION OF ROSTAN ASSOCIATES FOR SPECIAL EXCEPTION
TO ALLOW HOTEL USE AT 77 SHADY LANE IN THE VC DISTRICT
(Zoning Hearing scheduled for December 12, 2012)

OTHER BUSINESS

MEETING MINUTES

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

APPROVE PAST MINUTES

Jim Dries made a motion to approve the minutes from October 22, 2012, as amended.
Mike Buchanan seconded the motion and it passed unanimously.

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PUBLIC COMMENT:

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

**ZHB 12-04 APPLICATION OF ROSTAN ASSOCIATES FOR SPECIAL EXCEPTION
TO ALLOW HOTEL USE AT 77 SHADY LANE IN THE VC DISTRICT**

Charles M. Courtney of McNees, Wallace & Nurick, LLC, Tim Mellott with Mellott Engineering, Edward Tubbs, one of the owners of the project and Eric Mountz of Traffic Planning and Design were in attendance to represent the plan. This is a plan to develop approximately 31 acres off of Shady Lane to build an 88-room Comfort Inn with an indoor pool. Mr. Courtney explained the plan. Questions were asked and answered. The Commission will review the application and should be making a recommendation at the next meeting in 2 weeks.

**TPF 12-23 ZONING ORDINANCE AMENDMENT PROPOSED BY BOARD OF
SUPERVISORS TO ALLOW SALES AND SERVICE OF
MOTORCYCLES, MOTOR DRIVEN CYCLES AND PEDALCYCLES
(BICYCLES) IN THE VC DISTRICTS**

The Planning Commission had made recommendations for changes to the original draft amendment which the Board of Supervisors accepted. Keith Brenneman, Township Solicitor, had made one change to the proposed amended draft in paragraph 8.

Jim Dries made the following motion.

"I move that we recommend approval of the proposed zoning ordinance amendment for the VC District per the November 1, 2012 letter of Snelbaker & Brenneman, PC."

It was seconded by Mike Buchanan and passed unanimously.

OTHER BUSINESS:

Larry Claycomb had a question regarding the special exception request. Someone had asked him if they could see the picture and he wanted to know if that was okay. Mark Carpenter responded that all of this information is public and it is okay to share it.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Mike Buchanan seconded the motion and it passed unanimously at 7:56 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission