

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
November 12, 2018**

START TIME: 7:00 p.m.

END TIME: 7:46 p.m.

MEMBERS PRESENT:

Larry Claycomb
Michael Buchanan
Steve Zeigler
Jim Dries
Randy Waggoner

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Jim O'Connell
Tracy Gleim

AGENDA:

APPROVE PAST MINUTES OF OCTOBER 22, 2018

PUBLIC COMMENT

- TPF 17-11 DRAFT ZONING ORDINANCE AMENDMENT TO PROVIDE FOR NON-COMMERCIAL KEEPING OF LIVESTOCK AS PERMITTED ACCESSORY USES IN THE OS, RF, RC, RS, AND VC ZONING DISTRICTS.
- TPF 17-21 ZONING ORDINANCE AMENDMENT TO PROVIDE FOR SELF-STORAGE FACILITIES BY SPECIAL EXCEPTION USE IN THE VC AND RC ZONING DISTRICTS; AND TO ADD SECTION 14.62 TO ARTICLE XIV SUPPLEMENTAL REGULATIONS.
(Review for Public Hearing on January 2, 2019 at 7:00 p.m.)
- TPF 18-9 ZONING ORDINANCE AMENDMENT TO CHANGE ZONING MAP IN AREAS NEAR SOUTH MIDDLESEX ROAD AND CLAREMONT ROAD BY REZONING CERTAIN PROPERTIES FROM LI DISTRICT AND RT DISTRICT TO IG DISTRICT; AND TEXT AMENDMENTS TO ARTICLE XII IG DISTRICTS - SECTIONS 12.03.12., 12.03.17., 12.07.B. AND ARTICLE XIV SUPPLEMENTAL REGULATIONS, SECTION 14.61.B.
(Review for Public Hearing on January 25, 2019 at 7:30 a.m.)
- TPF 18-10 DRAFT ZONING ORDINANCE AMENDMENT TO RF DISTRICTS FOR LOTS SERVED BY PUBLIC SEWER AND/OR WATER BY AMENDING ALL PROVISIONS OF SECTION 6.05.A. LOT AREA, BUILDING AREA AND YARD REQUIREMENTS.
(Review for Board of Supervisors by November 30, 2018)

OTHER BUSINESS:

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MEETING MINUTES

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

APPROVE PAST MINUTES

Randy Waggoner made a motion to approve the minutes from October 22, 2018, as amended. Michael Buchanan seconded the motion and it passed unanimously.

PUBLIC COMMENT:

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

TPF 17-11 DRAFT ZONING ORDINANCE AMENDMENT TO PROVIDE FOR NON-COMMERCIAL KEEPING OF LIVESTOCK AS PERMITTED ACCESSORY USES IN THE OS, RF, RC, RS AND VC ZONING DISTRICTS.

Mark D. Carpenter, Township Zoning Officer, wanted to get this back to the Planning Commission members with some changes that were made on the advice of Jeff Kelly, Cumberland County Planning. There was also a change recommended by Keith Brenneman, Middlesex Township Solicitor. There was discussion of the number of household pets that would be allowed. Mr. Carpenter will work on some language for this section. He will also clarify the use of the terminology "yard" and "setbacks" so that it is readily understandable.

**TPF 17-21 ZONING ORDINANCE AMENDMENT TO PROVIDE FOR SELF-STORAGE FACILITIES BY SPECIAL EXCEPTION USE IN THE VC AND RC ZONING DISTRICTS; AND TO ADD SECTION 14.62 TO ARTICLE XIV SUPPLEMENTAL REGULATIONS.
(Review for Public Hearing on January 2, 2019 at 7:00 p.m.)**

Mr. Carpenter pointed out that this is set for a public hearing on January 2, 2019. He pointed out the changes that have been made to the proposed amendment.

**TPF 18-9 ZONING ORDINANCE AMENDMENT TO CHANGE ZONING MAP IN AREAS NEAR SOUTH MIDDLESEX ROAD AND CLAREMONT ROAD BY REZONING CERTAIN PROPERTIES FROM LI DISTRICT AND RT DISTRICT TO IG DISTRICT; AND TEXT AMENDMENTS TO ARTICLE XII IG DISTRICTS - SECTIONS 12.03.12., 12.03.17., 12.07.B. AND ARTICLE XIV SUPPLEMENTAL REGULATIONS, SECTION 14.61.B.
(Review for Public Hearing on January 25, 2019 at 7:30 a.m.)**

Mr. Carpenter gave an overview of the changes that have been made that the Planning Commission had recommended.

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He also reported that the Township Supervisors are in agreement with the Planning Commission members' idea to update the Township Comprehensive Plan. There was enthusiastic discussion about some of the prospective details surrounding this project. There was further discussion about traffic issues, truck traffic, weight restrictions on certain roads, etc.

Larry Claycomb made the following motion.

"I move we recommend approval of TPF 18-9, Zoning Ordinance Amendment To Change Zoning Map In Areas Near South Middlesex Road And Claremont Road By Rezoning Certain Properties From LI District And RT District To IG District; and Text Amendments To Article XII IG Districts - Sections 12.03.12., 12.03.17., 12.07.B. and Article XIV Supplemental Regulations, Section 14.61.B."

Randy Waggoner seconded the motion and it passed unanimously.

**TPF 18-10 DRAFT ZONING ORDINANCE AMENDMENT TO RF DISTRICTS FOR LOTS
SERVED BY PUBLIC SEWER AND/OR WATER BY AMENDING ALL
PROVISIONS OF SECTION 6.05.A. LOT AREA, BUILDING AREA AND YARD
REQUIREMENTS.
(Review for Board of Supervisors by November 30, 2018)**

Mark D. Carpenter, Township Zoning Officer, explained that this amendment is to change the lot standards for the areas that now have public water and/or sewer, since the large lot requirements are not necessary. The Board of Supervisors would like input from the Planning Commission on this issue.

Randy Waggoner made the following motion.

"I would like to make a motion to approve TPF 18-10 draft zoning ordinance amendment to RF districts for lots served by public sewer and/or water by amending all provisions of section 6.05.a. lot area, building area, and yard requirements."

The motion was seconded by Steve Zeigler and passed unanimously.

OTHER BUSINESS:

There being no further business, Jim Dries made a motion to adjourn the meeting. Steve Zeigler seconded the motion and it passed unanimously at 8:29 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission