

**MIDDLESEX TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
November 14, 2016**

**START TIME: 7:00 p.m.**

**END TIME: 9:00 p.m.**

**MEMBERS PRESENT:**

Michael Buchanan  
Larry Claycomb  
Jim Dries  
Tracy Gleim  
Jim O'Connell  
Randy Waggoner  
Steve Zeigler

**STAFF PRESENT:**

Mark D. Carpenter, Zoning Officer  
Bud Grove, Township Engineer

**MEMBERS & STAFF ABSENT:**

Margie Flatley-Carpenter, CMT, Secretary

**AGENDA:**

APPROVE PAST MINUTES OF AUGUST 22, 2016

**PUBLIC COMMENT**

TPF 16-7      TOIGO ORGANIC FARMS LLC - APPLICATION FOR ZONING ORDINANCE  
AMENDMENT TO ALLOW MEDICAL MARIJUANA GROWING AND  
PROCEESSING IN THE RF DISTRICTS  
(BOS scheduled public hearing December 30, 2016 at 7:30 am)

TPF 16-8      DRAFT MIDDLESEX TOWNSHIP SUBDIVISION & LAND DEVELOPMENT  
ORDINANCE – REVIEW AND PROVIDE COMMENTS ON TO TOWNSHIP  
ENGINEER FOR FUTURE CONSIDERATION BY BOARD OF SUPERVISORS

**OTHER BUSINESS**

**MEETING MINUTES**

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

**APPROVE PAST MINUTES OF AUGUST 22, 2016.**

Randy Waggoner made a motion to approve the minutes of the August 22, 2016, meeting with one correction. The motion was seconded by Steve Zeigler and passed unanimously.

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**PUBLIC COMMENT**

Larry Claycomb asked for public comment and there was none.

**TPF 16-7      TOIGO ORGANIC FARMS LLC -    APPLICATION FOR ZONING  
ORDINANCE AMENDMENT TO ALLOW MEDICAL MARIJUANA GROWING  
AND PROCEESSING IN THE RF DISTRICTS  
(BOS scheduled public hearing December 30, 2016 at 7:30 am)**

Attorney Tom Nehilla of Rhoads & Sinon, Mark Toigo and Rick McBride were in attendance to represent the application. Tom Nehilla explained that the Zoning Ordinance text amendment would allow for the operator of the existing greenhouse at 305 N. Old Stone House Road to apply for a permit under the PA Medical Marijuana Act 16 of 2016 to be a grower/processor. Tom Nehilla explained that while growing of medical marijuana is currently allowed in the RF Zoning Districts, it is not clear that processing is; but it is the applicant's position that the type of processing is similar to other processing of agricultural products already allowed in the RF Districts. If the text amendment is approved, it would allow a medical marijuana grower/processor as a use by right in the RF Districts. Tom Nehilla explained they expect the application for medical marijuana grower/processor permits to be very competitive, but if the permit under the Medical Marijuana Act is obtained, part of the greenhouse would be converted to marijuana growing and a separate building would be built for processing the marijuana into allowed medical marijuana products for use of research labs and distribution to patients at permitted dispensaries. All operations to grow and process medical marijuana would meet strict insurance, security and other regulations developed under the Medical Marijuana Act. Mark Toigo explained they propose to process marijuana into medical products by extracting the oils using heat, pressure and Carbon Dioxide gas in a self-contained machine similar to those used to extract other vegetable oils.

Jim Dries asked if the applicant could provide information about the safety of various methods of processing the marijuana into medical products. Larry Claycomb led discussion about if the growing and processing could be done at different locations and asked the applicant to provide information about this. Other questions were asked and answered. Larry Claycomb said this matter will be discussed more at the next meeting.

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Township Engineer, Bud Grove outlined changes and additions to the Subdivision and Land Development Ordinance and requested that the Planning Commission members provide their general not specific written comments to him. Bud Grove explained he prepared the draft by combining the old ordinance along with sections from other township ordinances and other sections custom written for Middlesex Township.

After discussion, Larry Claycomb suggested that each member prepare a list of comments by page number and provide them to a subcommittee who can combine them into one list and highlighted ordinance to be provided to Bud Grove at the first meeting in December.

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**OTHER BUSINESS:**

Jim Dries asked Mark Carpenter about the status of the vacant Hotel Carlisle and Red Roof Inn buildings. Mark Carpenter explained he understands the Hotel Carlisle contents are to be auctioned and the buildings will be eventually demolished. Mark Carpenter explained there is interest in purchase and renovation of the Red Roof Inn to reopen the business.

There being no further business, Jim Dries made a motion to adjourn the meeting. The motion was seconded by Tracy Gleim and passed unanimously at 9:00 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT  
Secretary to the Planning Commission