

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
November 28, 2016**

START TIME: 7:00 p.m.

END TIME: 10:02 p.m.

MEMBERS PRESENT:

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

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Jeff Kelly, Cumberland County Planning

MEMBERS & STAFF ABSENT:

Jim O'Connell

AGENDA:

APPROVE PAST MINUTES OF NOVEMBER 14, 2016

PUBLIC COMMENT

TPF 16-7 TOIGO ORGANIC FARMS LLC - APPLICATION FOR ZONING
ORDINANCE AMENDMENT TO ALLOW MEDICAL MARIJUANA
GROWING AND PROCESSING 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.

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APPROVE PAST MINUTES OF AUGUST 8, 2016.

Jim Dries made a motion to approve the minutes of the November 14, 2016, meeting as amended. The motion was seconded by Michael Buchanan and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and Dr. Stanley Tarker and his wife introduced themselves. They live at the corner of Old Stonehouse Road and Hoover Road. They are very concerned about a neighbor's plan to build a house on a lot adjacent to their property. They are submitting copies of the original deed restrictions from 2003 and a letter summarizing their concerns. Questions were asked and answered. Dr. Tarker and his wife were encouraged to attend the meeting when this issue comes before the Planning Commission.

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Attorney Tom Nehilla of Rhoads & Sinon, Mark Toigo and Rick McBride were in attendance to represent the application. Jeff Kelly, Cumberland County Planning Commission, reviewed the comments from the Cumberland County Planning Commission. There was lengthy discussion about the space required for the processing area, additional parking required and exactly what "processing" entails. Then there was discussion as to whether this zoning change is really necessary, or if it should be allowed by special exception or permitted use. Mark Carpenter, Township Zoning Officer, will check with Keith Brennenman, Township Solicitor, on whether land development approval would be required if they build a building for processing and let the Planning Commission members know the decision. The Planning Commission members will each make a list of their recommendations and bring them back to the next meeting which will be December 12th.

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Larry Claycomb asked if anyone had any comments at this time for Mr. Grove. Jeff Kelly, Cumberland County Planning Commission, reviewed the comments from the County Planning Commission.

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The individual members of the Planning Commission then, in turn, reviewed their individual comments. There was discussion regarding these issues. The members will continue to review the ordinance and bring more comments to the next meeting.

OTHER BUSINESS:

There being no further business, Jim Dries made a motion to adjourn the meeting. The motion was seconded by Michael Buchanan and passed unanimously at 10:02 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission