

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
December 3, 2007**

START TIME: 7:07 p.m.

END TIME: 7:30 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracy Gleim
Rod Groff

STAFF PRESENT:

Mary Justh, Township Secretary/Treasurer

MEMBERS & STAFF ABSENT:

Tracey Gillespie
Rick Gines
Steve Zeigler
Bud Grove, Township Engineer
Mark D. Carpenter, Zoning Officer
Margie Flatley, CMT, Secretary

AGENDA:

1. APPROVE PAST MINUTES OF NOVEMBER 26, 2007
2. PUBLIC COMMENT
3. (ZHB 07-6) DUNKIN BRANDS INC
SPECIAL EXCEPTION TO ALLOW EATING AND DRINKING
ESTABLISHMENT WITH A DRIVE-THROUGH USE IN THE CH
DISTRICT
(Zoning Hearing scheduled for January 9, 2007)

MEETING MINUTES:

Larry Claycomb called the meeting to order at 7:07 p.m. and apologized for not being prepared, because no meeting agenda was distributed to the Planning Commission.

APPROVE PAST MINUTES OF NOVEMBER 26, 2007

Minutes of the November 26, 2007 meeting were not available for review.

PUBLIC COMMENT

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

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**(ZHB 07-6) DUNKIN BRANDS INC
SPECIAL EXCEPTION TO ALLOW EATING AND DRINKING
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CH DISTRICT**

Kim Murray and Todd Stager of CEDG Engineering and Thomas Carpenter of Dunkin Donuts presented the plan to occupy a vacant commercial building at 1651 Harrisburg Pike located next to the Flying J Travel Plaza. The building was formerly the Bob Ruth Auto Dealer and before that a Hardees Restaurant. Kim Murray explained that they will be using the existing building, with a few interior renovations. They have applied to the zoning hearing board for a Special Exception to allow a drive-thru use in the Commercial Highway District and are seeking the recommendation of the Planning Commission on the application. Mr. Claycomb stated that he remembers something from previous discussions about this location, and who maintains that shared driveway. There will be no change in ownership at this location. Ruth's will still be the owners. Mr. Gleim remarked that there must be some kind of agreement with Flying J. Mr. Claycomb asked Mr. Thomas Carpenter to check on the driveway. Ms. Murray reviewed comments from the Zoning Hearing Board application as to why this should be allowed. Mr. Buchanan had some questions concerning the traffic flow within the facility. Mr. Carpenter stated that some signage will be added to help in the navigation. Mr. Claycomb stated that they might want to contact Chief Barry Sherman about any problems that may have existed in the past. Ms. Murray told the Planning Commission that they were scheduled to be back on the 17th of December for the Regular Meeting and a Zoning Hearing would be held on January 9, 2008 for this application.

OTHER BUSINESS:

There was no further business, and the meeting was adjourned at 7:30 p.m.