

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
December 13, 2010**

START TIME: 7:00 p.m.

END TIME: 8:55 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Steve Zeigler
Tracy Gleim
Jim Dries
Mike Cornfield

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Rod Groff

AGENDA:

- APPROVE PAST MINUTES OF OCTOBER 25, 2010
- PUBLIC COMMENT
- TPF 10-4 PROPOSED ZONING ORDINANCE AMENDMENT
REGULATIONS FOR SOLAR ENERGY USES
- TPF 10-6 REVIEW AND PROVIDE COMMENTS TO TOWNSHIP
ENGINEER ON MIDDLESEX TOWNSHIP STORMWATER
MANAGEMENT ORDINANCE – DRAFT 2
- TPF 10-11 CONCEPTUAL SITE PLAN
MILLER DAIRY OPERATION
(BOS action deadline – none for sketch plan)
- OTHER BUSINESS:

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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 of the October 25, 2010, meeting with no changes. This was seconded by Mike Cornfield and passed unanimously.

PUBLIC COMMENT:

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

**TPF 10-11 CONCEPTUAL SITE PLAN
 MILLER DAIRY OPERATION
 (BOS action deadline – none for sketch plan)**

Bert Nye and Peter Hughes of Red Barn Consulting and Tom Tigh and Bob Hunter of Feeser's Inc. were in attendance to represent the plan. This property is partly in Silver Spring Township. Mr. Hughes explained the proposed development is for a 38,622 sq. ft. robotic dairy building for 280 cows and 30,000 sq. ft. covered manure storage building and two upright feed silos on the portion of the property in Middlesex Township. Mr. Hughes explained that after composting, liquid manure would be spread on approximately 400 acres of agricultural fields that Mr. Miller owns nearby in Silver Spring Township. Mr. Claycomb clarified that this is a sketch plan, and therefore any review comments are unofficial and the Commission is not required to respond to this plan in any particular time frame. Questions were asked and answered regarding manure management, methane flare, truck traffic, employee parking, feed management, some grading elements, storm water management, impervious coverage, dead animal management and water usage. Mark Carpenter stated that he is happy Mr. Miller wants to develop an agricultural use, but this is the most intensive agricultural proposal he has ever seen on such a small property. He said it appears all development is on the approximately 8 acres of land in Middlesex Township. He feels that it is not practical and will not meet the township's requirements for storm water management. Mr. Hughes invited the Planning Commission members to visit a robotic dairy facility in the area if they would like.

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**TPF 10-4 PROPOSED ZONING ORDINANCE AMENDMENT
DEVELOP REGULATIONS FOR SOLAR ENERGY USES**

Jim Dries reported that the draft ordinance amendments are not completed yet.

**TPF 10-6 REVIEW AND PROVIDE COMMENTS TO TOWNSHIP
ENGINEER ON MIDDLESEX TOWNSHIP STORMWATER
MANAGEMENT ORDINANCE – DRAFT 2**

March 31, 2011, is the deadline for adoption of a new storm water ordinance that is consistent with or more stringent than those in the approved County storm water management plan and model ordinance. Bud Grove is running behind due to his illness. Mark Carpenter has asked him to have a draft for the next Planning Commission meeting. He will send the draft to the Planning Commission members when he gets it from Mr. Grove.

OTHER BUSINESS:

Mark Carpenter announced a workshop by the County Planning Commission on January 26, 2011, about storm water management.

There being no further business, Mike Buchanan made a motion to adjourn the meeting. Tracy Gleim seconded the motion and it passed unanimously at 8:55 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission