

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
December 14, 2015**

START TIME: 7:00 p.m.

END TIME: 8:40 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracy Gleim
Jim Dries
Randy Waggoner

STAFF PRESENT:

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

MEMBERS & STAFF ABSENT:

Steve Zeigler
Jim O'Connell

AGENDA:

APPROVE PAST MINUTES OF OCTOBER 26, 2015

PUBLIC COMMENT

TPF 15-16 REVIEW ZONING ORDINANCE AMENDMENT PROPOSED BY BOARD OF SUPERVISORS TO ARTICLE X-CH DISTRICTS AND ARTICLE XIV-SUPPLEMENTAL REGULATIONS.
(Review prior to January 4, 2016, Public Hearing by BOS)

TPF 15-20 CARLISLE DOLLAR GENERAL
FINAL MINOR LOT CONSOLIDATION SUBDIVISION PLAN AND FINAL MINOR LAND DEVELOPMENT PLAN
(BOS action deadline March 2, 2016)

OTHER BUSINESS

MEETING MINUTES

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

APPROVE PAST MINUTES OF OCTOBER 26, 2015.

Randy Waggoner made a motion to approve the minutes of the October 26, 2015, meeting as amended. The motion was seconded by Jim Dries and passed unanimously.

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PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 15-20 CARLISLE DOLLAR GENERAL
FINAL MINOR LOT CONSOLIDATION SUBDIVISION PLAN AND FINAL
MINOR LAND DEVELOPMENT PLAN
(BOS action deadline March 2, 2016)**

Pat Higgins with MBC development was in attendance to represent the plan. There are two parcels, which will be combined into one approximately two-acre lot. They propose to demolish the 2 existing buildings and construct a 9100 square foot Dollar General with 30 parking spaces. Mr. Higgins reviewed the site plan with the commission members and answered any questions that they had. Then the waiver requests were reviewed. There was extensive discussion about landscape buffering between this lot and the adjacent lots.

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OF SUPERVISORS TO ARTICLE X-CH DISTRICTS AND ARTICLE XIV-
SUPPLEMENTAL REGULATIONS.
(Review prior to January 4, 2016, Public Hearing by BOS)**

Mr. Claycomb reviewed the history of this ordinance amendment with the Commission members. There was extensive discussion about the sound level issues in this ordinance. The board of supervisors had suggested a maximum level of 75 decibels. Since the commission members want to do some more research, Tracy Gleim made a motion to table this issue until the next meeting. It was seconded by Randy Waggoner and passed unanimously.

OTHER BUSINESS:

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Randy Waggoner and passed unanimously at 8:40 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission