

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 27, 2006**

START TIME: 7:00 p.m.

END TIME: 8:36 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Tracy Gleim
Rod Groff
Americo Gines-Serrano

STAFF PRESENT:

Mark D. Carpenter, Zoning Officer

MEMBERS & STAFF ABSENT:

Bud Grove, Township Engineer
Keith Brenneman, Township Solicitor
David Hukill
Steve Zeigler
Margie Flatley, CMT, Secretary

AGENDA:

1. APPROVE PAST MINUTES OF NOVEMBER 27, 2006 AND DECEMBER 11, 2006
2. PUBLIC COMMENT
3. (TPF 06-8) DAVID J. RAUDABAUGH
PRELIMINARY SUBDIVISION PLAN
(BOS action deadline – January 4, 2007)
4. (ZHB 06-7) HEAVY DUTY TIRES & TREADS INC.
SPECIAL EXCEPTION FOR TIRE RETREAD BUSINESS USE OR
EXPANSION OF NON-CONFORMING USE
(Zoning Hearing Scheduled for January 10, 2006)

MEETING MINUTES

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

APPROVE PAST MINUTES OF NOVEMBER 27, 2006 AND DECEMBER 11, 2006

Rod Groff made a motion to approve the minutes of November 27, 2006, as drafted. Tracy Gleim seconded the motion. The motion passed unanimously.

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Rod Groff made a motion to approve the minutes of December 11, 2006 with several corrections. Americo Gines-Serrano seconded the motion. The motion passed unanimously.

PUBLIC COMMENT

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

**(TPF 06-8) DAVID J. RAUDABAUGH
PRELIMINARY SUBDIVISION PLAN**

Eric Diffenbaugh represented the matter. Eric Diffenbaugh stated he had addressed all Bud Grove's comments in Mike Wadel's letter of December 4, 2006.

Rod Groff made the following motion. Pursuant to Preliminary Subdivision Plan #TPF 06-8, dated March 22, 2006 as revised July 30, 2006 and October 16, 2006, titled Preliminary Subdivision Plan for David J. Raudabaugh, I move that we recommend granting the three (3) requested waivers. Tracy Gleim seconded the motion. The motion passed by unanimous vote.

Rod Groff made the following motion. Pursuant to Preliminary Subdivision Plan #TPF 06-8, dated March 22, 2006 as revised July 30, 2006 and October 16, 2006, titled Preliminary Subdivision Plan for David J. Raudabaugh, I move that we recommend approval with the following conditions:

- That all the requirements stated in the Cumberland County Planning Commission review #06-101 be met.
- That the developer agrees that the design of Detention Basin 2 in the Final Plan will be such that flow from the emergency spillway onto the Kautz property during a 100 year event will not exceed the existing flow either in volume or concentration.
- That the comments of Bud Grove, Township Engineer, in his letter to the Planning Commission dated November 27, 2006 be met.

Americo Gines-Serrano seconded the motion. The motion passed by unanimous vote.

**(ZHB 06-7) HEAVY DUTY TIRES & TREADS INC.
SPECIAL EXCEPTION FOR TIRE RETREAD BUSINESS USE OR
EXPANSION OF NON-CONFORMING USE
(Zoning Hearing Scheduled for January 10, 2006)**

John Madden represented the matter. John Madden briefly summarized the requests for Special Exceptions to allow the tire retread use to expand at the existing site. The Planning Commission members discussed the proposal.

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Rod Groff made the following motion: I move that we recommend that the Zoning Hearing Board approve the Heavy Duty Tires and Treads Special Exception Application ZHB #06-7 with the following conditions:

- That no storage trailers be permitted on site after approval of this Special Exception.
- That the Zoning Hearing Board grant the Special Exception under zoning ordinance section 11.05 A. to allow the tire retread business as a use substantially similar to other uses in the LI District.

Tracy Gleim seconded the motion. The motion passed by unanimous vote.

OTHER BUSINESS

Mark Carpenter mentioned Lane Metal had given written comments on the Kensington development. Members discussed the comments. A consensus was that residential property owners in the development would be notified of noise, dust and odors from existing industrial uses in the area. The commission asked Mark Carpenter to check on landscape buffering requirements between the proposed residential development and existing industrial uses.

Mark Carpenter mentioned he had distributed County Planning comments on the Cumberland Knoll plan. Mark said County review comments for all plans are posted on the County web site at www.ccpa.net.

Members discussed draft ordinance language Mike Buchanan passed out at the last meeting on ridgeline protection. After discussion, members agreed the major concern was about protecting the north mountain during development proposals by suggesting natural earth tone colors for houses, limiting the maximum height of homes above the top of the mountain, allowing clear cutting of trees only for 75 feet from a building and limiting any substantial change to the ridgeline. Mark Carpenter said he would prepare a draft for review and incorporate it into the OS District under the draft conservation design ordinance amendments.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Mike Buchanan seconded the motion and it passed unanimously, The meeting was adjourned at 8:36 p.m.

Respectfully submitted by

Margie Flatley, CMT
Secretary to the Planning Commission