

**Middlesex Township Planning Commission**  
**February 27, 2007**

The Middlesex Township Planning Commission meeting was called to order at 7:30 p.m. Planning Commission members Al Terek, Denise Hoover, Cal Miller Jr., John Nath were present. Also in attendance were Scot Fodi Township Manager and John Rusnak Township Engineer. There were approximately seven people present

The Planning Commission received no public comment.

**Reorganization of the Commission**

Reorganization of the Planning Commission for calendar year 2007 occurred.

Motion made by Mr. Miller, seconded by Mrs. Hoover to appoint Al Terek Chairperson for calendar year 2007. Motion Carried.

Motion made by Mr. Miller, seconded by Mrs. Hoover to appoint Rich Brooks Vice-Chairperson to calendar year 2007. Motion carried

Motion made by Mrs. Hoover, seconded by Mr. Miller to appoint John Nath Secretary for calendar year 2007. Motion carried.

Motion made by Mrs. Hoover, seconded by Mr. Miller to establish the regular meeting of the Planning Commission for the fourth Tuesday of each month, excluding December, which shall be determined in accordance with agenda item at that time.

**Unfinished Business**

None.

**SD #07-01 Preliminary and Final Subdivision Approval (TLD 5/27/07)**

Request from Audrey Mathews, owner of Shady Knoll Estates located on Forsythe Road, to subdivide a portion of said property into (1) 1.0620 Acre Lot 10. A subdivision plan/survey has been submitted with the application. Presented to the committee were comments dated 2/16/07 from Township Engineer. No one representing the owner or application was present for the meeting.

Motion made by Mr. Miller, seconded by Mrs. Hoover to table this application to the March 27, 2007 meeting due to lack of representation and response to the Engineers comments. Motion carried.

**LD #07-01 Preliminary and Final Land Development (TLD 5/27/07)**

Request from Douds Brothers Real Estate LLC to construct a one-story 3400 square foot warehouse and office building for a landscaping contractor business. Dennis Ranalli was present to represent the owners. The applicants were present.

Mr. Ranalli indicated that he has received the Township Engineers report and that Hampton Technical Associates, the engineer of record, is completing the response to each item. Mr. Fodi indicated that 6 parking spaces are required. Mr. Ranalli indicated 6 parking spaces and an ADA space are provided in the front of the structure. The driveway and required parking spaces will be paved per the plan. The additional private access drive, side yard parking spaces and rear access drive will be gravel. Discussion was held concerning the requirement for all parking and access drive should be paved.

Mr. Rusnak indicated that all areas should be paved however the commission may waive this requirement and permit gravel to truck path. Mr. Nath inquired if another truck entrance could be provided. Mr. Ranalli stated he would review additional driveway construction with owner.

The Planning Commission concurred that gravel would be acceptable for the truck path however the entrance and common route should be built-up for the truck loads. Mr. Ranalli to revise the site plan to delineate which areas are paved and which areas graveled.

Mr. Ranalli indicated the stormwater management for this site will comply with all applicable provisions of the Township Code.

Mr. Ranalli indicated all open space will be un-disturbed.

Mr. Ranalli indicated that a private, on-lot sewage disposal system is proposed for the site however, an acceptable site on the property has been identified.

Mrs. Hoover questioned Mr. Ranalli about site lighting. Mr. Ranalli indicated only building mounted lighting will be provided, no stand-alone lot lighting.

Mr. Terek questioned the storage of landscaping materials on the property. Mr. Douds indicated all materials left over from jobs would be stored in rear of structure with equipment. Mr. Ranalli interjected that he would investigate screening of such materials.

Mr. Ranalli asked if a waiver could be obtained from the sidewalk requirement. Mr. Fodi indicated that a waiver would be conditioned on the likelihood of the Township requiring the sidewalk as the area is developed. The owners indicate this would be acceptable.

Motion made by Mr. Miller, seconded by Mrs. Hoover to table the Douds Land Development Plan to the March 27, 2007 meeting. Motion carried.

**Pre-Application Conference Request for Peter Paracca at property owned by William Starr**

Peter Paracca presented the commission a survey indicating an existing building located on property owned by Starr Lumber. Mr. Paracca wishes to erect 2 additions to the existing structure and occupy the building for floor coverings showroom.

Mr. Fodi informed the commission and the owner that the existing structure is non-conforming due to lack of required front yard. Mr. Fodi further indicated that the expansion of the non-conforming structure by the additions appears violate the ordinance thus necessitating a variance from the Zoning Hearing Board. Mr. Fodi indicated all PennDot highway occupancy permits will be required as well as parking and sewage plan.

Mr. Fodi advised the owner that the commission would not review the plan until the required variances are obtained.

**RZ #07-01 Rezoning Application (Public Hearing Scheduled for 3/21/07)**

Randy Park, representing Jack and Shirley Shields, owners of property located at 155 Route 228 West was present to request a zoning change of the property located at that address. Mr. Fodi informed the commission that the property has been abandoned from its non-commercial use and has been reverted back to the R-2 zoning.

Mr. Park indicated that the property has been used commercially for 30 or more years and all potential buyers are commercial uses. Mr. Fodi indicated that the re-zoning is under review by Butler County and the townships planning consultant. Mr. Fodi indicated that the comprehensive plan is being evaluated by the planning consultant for compatibility with the request and this information should be available for the March commission meeting.

Motion made by Mr. Miller, seconded by Mr. Terek to continue the request to the March 27, 2007 meeting. Motion carried.

**2007 Project**

No discussion on zoning discrepancies

**Adjournment**

Motion made by Mrs. Hoover, seconded by Mr. Miller to adjourn the meeting. Motion carried.

The meeting adjourned at 9:10 p.m.