

Middlesex Township Planning Commission
Regular Meeting
March 27, 2007

The Middlesex Township Planning Commission meeting was called to order at 7:30 p.m. Roll call was held with committee members Al Terek, Cal Miller Jr., & John Nath in attendance. Also in attendance was John Rusnak, Township Engineer.

No public comment.

Motion to approve the February 27, 2007 meeting minutes by Mr. Miller, seconded by Mr. Nath. Motion carried.

Unfinished Business

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. No one present to represent the property owner.

Mr. Miller questioned the waiver for contour lines. Mr. Rusnak indicated this has been done in past for simple subdivisions in the past. Mr. Rusnak indicated the rear setback lines have been added to latest revised plan. Mr. Nath questioned the Butler County approval. Mr. Rusnak indicated that this was received with no comments.

Motion by Mr. Miller to recommend approval of the Shady Knoll Estates subdivision with a waiver for contours. Seconded by Mr. Nath. 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 s.f. warehouse and office building for a landscaping contractor business. Dennis Ranalli was present to represent the owners. Engineer Rusnak indicated the Butler County Planning Commission responded with request for clarification for the Pit-Test results and identification of Route 228 on plan. Mr. Ranalli noted the revised plan now includes shifting of building closer to front lot line for additional rear buffer, side yard parking removed, Heavy Duty paving now provided for truck path, and fencing for rear material storage. Mr. Ranalli indicated the owners are requesting a waiver for the front yard sidewalk. Mr. Ranalli indicated that the pit test will be completed and submitted to Butler County PC. Mr. Rusnak indicated all of his comments have been satisfied. Motion by Mr. Miller to recommend approval of the Doud's subdivision including a waiver for the sidewalk only to be installed at future date, a waiver for the rear parking pavement, and conditioned upon submittal of pit-test to Butler County P.C. Seconded by Mr. Nath. Motion carried.

New Business

SD #07-02 Preliminary and Final Subdivision Approval (TLD 6/25/07)

Preliminary and Final Subdivision application for a lot-line revision of .3712 acres between Lot #17 and #35, located along Cambridge Dr. in the AG-A Zoning District to create Lot #17R and Lot #35R in the Meredith Glen Estates. Present were owners Ronald & Kathleen Allnock.

Engineer Rusnak indicated the owners are requesting a waiver for contour lines. Mr. Nath questioned the owners about an existing structure at the line revision. The owners indicated the structure is being conveyed with the land to the adjacent owner.

Motion by Mr. Miller to recommend approval of the subdivision including a waiver from the contour line requirements and conditioned upon the accessory structure being clearly identified on the plan. Seconded by Mr. Nath. Motion carried.

SD #07-03 Preliminary and Final Subdivision Approval (TLD 6/25/07)

Preliminary and Final Subdivision application for a Two (2) lot subdivision of 24.75 acres located along Sheldon Road in the AG-B Zoning District to create Lot#1, 3.42 acres and Lot#2 21.33 acres. No one present for the application. Engineer Rusnak indicated all of his comments have been satisfied. Mr. Miller questioned approval for flag lots. Mr. Terek questioned right of ways noted on plan.

Motion by Mr. Miller to table to April meeting. Seconded by Mr. Nath. Motion carried.

SD #07-04 Preliminary and Final Subdivision Approval (TLD 6/25/07)

Preliminary and Final Subdivision application for a lot consolidation plan to add 1.109 acres of land to an existing 5.072 acres of land owned by the Glade Run United Presbyterian Church, located along Pittsburgh Rd. in the C-2 Zoning District to create one property 5.762 acres.

Mr. Fred Dietrich was present to represent the Church. Engineer Rusnak reviewed his comment letter and the outstanding issues. Mr. Dietrich indicated he was not aware of the letter and that the Church's engineer would be addressing shortly. Engineer Rusnak acknowledged that

the revised plan was submitted for the meeting and that all items were corrected with exception of the names of all adjacent property owners and the site location scale. Engineer Rusnak question the sewer ROW. Mr. Dietrich indicated the property will use one (1) tap for both properties. The commission discussed the legality of an accessory structure permitted under the Zoning Ordinance. Mr. Dietrich indicated the Church is requesting a waiver for contour lines.

Motion by Mr. Miller to recommend approval including a waiver for contours and conditioned upon final plan showing adjacent owners and site scale. The recommendation is conditioned on review of the Township Zoning Officer for accessory structure/use requirements. Seconded by Mr. Nath. Motion carried.

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

Mike Ness was in attendance representing Jack and Shirley Shields, owners of property located at 155 Rt. 228 and requesting a zoning change of R-2 to C-2.

Engineer Rusnak presented comments from Carolyn Yagle planning consultant. Engineer Rusnak indicated that Butler County PC responded with no comment on the request.

Mr. Terek read each item noted by Ms. Yagle and the Commission discussed each item. The commission determined most items would be addressed on the land development of the actual tenant of the property. The commission agreed with Ms. Yagle that the re-zoning could be spot-zoning and in violation of the MPC.

Mr. Nath presented information from the Comprehensive Plan for this area of the township including reference to community commercial activity for future use of this section of the township.

Motion by Mr. Nath to recommend approval of the Shields property conditioned upon rezoning of all adjacent properties to the north of Rt. 228 and East of the Shields property in accordance with the Comprehensive Plan and legality of spot zoning. Seconded by Mr. Miller. Motion carried.

Mr. Terek requested that the P.C. send a formal letter to the Township Supervisors indicating the P.C. motion. Mr. Nath to draft.

Motion by Mr. Miller to adjourn the meeting at 9:40 p.m. Seconded by Mr. Nath. Motion carried.