

Middlesex Township Planning Commission
April 24, 2007

The Middlesex Township Planning Commission meeting was called to order at 7:35 p.m. Roll call was held with committee members Al Terek, Denise Hoover, Cal Miller Jr., & John Nath in attendance. Also in attendance was John Rusnak, Township Engineer.

No public comment.

Motion to approve the March 27, 2007 meeting minutes by Mr. Miller, 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. Property owner Jim Duchak was present to answer the Commissions questions. Mr. Duchak informed the Commission of his intent to subdivide the property to possibly create a horse farm on the larger lot. Engineer Rusnak indicated that flag lots are not prohibited by any township ordinance. Engineer Rusnak indicated all outstanding items in his March 12, 2007 letter have been addressed. Motion by Mr. Miller to recommend approval of the subdivision. Seconded by Ms. Hoover. Motion carried.

SD #07-05 Preliminary and Final Subdivision Approval (TLD 6/25/07)

Preliminary and Final Subdivision application for a two (2) lot subdivision of 14.05 acres, located along Denny Road in the AG-A Zoning District to create Lot #1, 2.0672 acres in area and Lot #2 acres in area. Owner Brian Kress was present for the meeting. Engineer Rusnak reviewed his 4/20/07 with the owner and Commission. Mr. Rusnak indicated that the plan should reflect the shared access drive including applicable right of ways . Motion by Mr. Miller to recommend approval of the subdivision conditioned upon;

1. Contours are to be added to the plan.
2. The Petroleum pipeline easement be shown on the plan including identification of all applicable utilities placed in said easement such as fiber-optics.
3. The Township Engineer certification statement must be placed on the plan.
4. A table indicating the before/after acreage areas for each municipality must be placed on the plan.
5. The shared driveway access for each lot shall be approved by both municipalities.
6. All spelling errors shall be corrected.

Seconded by Ms. Hoover. Motion carried.

RZ #07-02 Rezoning Application

Mr. Randy Park 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. Parcels 230-2F-90-2M, 230-2F-90-2C and 230-2F-90-3 have submitted a petition to rezone property in the R-2 Moderate Intensity Residential along State Route 228 to C-2 Community Scale Commercial. Mr. Terek reiterated the Commissions previous recommendation and comments. Motion by Mr. Miller to recommend rezoning of all 3-Parcels to C-2 Community Scale Commercial. Seconded by Ms. Hoover. Motion carried.

General Information

Engineer Rusnak informed the Commission of the PenDot Route 228 realignment meeting for 4/26/2007

Motion by Ms. Hoover to adjourn the meeting at 8:40 p.m. Seconded by Mr. Miller. Motion carried.