

**Middlesex Township Planning Commission**  
**June 26, 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 Scot Fodi Township Manager & John Rusnak, Township Engineer.

No public comment.

Mr. Miller indicated missing "letter dated 4/20/07" statement omitted in SD #07-05 minutes. Motion to approve the April 24, 2007 meeting minutes as noted by Mr. Miller, seconded by Mr. Nath. Motion carried.

**LD #07-03 Preliminary and Final Land Development Approval (TLD 9/24/07)**

Preliminary and Final Development approval for the Paracca Interiors. The project consists of constructing a (1) story, 8,040 s.f. Retail and Warehouse facility. Mr. Leo Rosenthal from S.D. Graff Surveyors was present to represent the owner. Mr. William Starr, property owner and Peter Paracca business owner were also present. Mr. Terek questioned discrepancies with square footage amounts indicated. Mr. Rosenthal clarified that the actual s.f. is 8,480 s.f. Mr. Rosenthal presented the project indicating;

1. The owner has not yet drilled for water but will be done in near future.
2. A subsurface rock sump will be installed along frontage and side of structure for storm management.
3. Items identified by Butler County PC have been addressed.
4. Approval from Saxonburg Authority including ROW encroachment by loading dock wall has been obtained.

Mr. Nath questioned if all Zoning issues have been resolved. Mr. Fodi indicated that the applicant has been to the Zoning Hearing Board and was granted all required variances and special exceptions. Engineer Rusnak indicated all items per his letter have been satisfied.

Motion by Mr. Miller to recommend approval of the subdivision. Seconded by Ms. Hoover. Motion carried.

**New Business**

Mr. Fodi informed the PC he is working with the Township Engineer and Adams Township to re-organize and update the Route 228 corridor official map. Discussion concerning joint efforts and goals for the corridor continued. Mr. Fodi will continue to advise the commission on the official map.

Motion by Ms. Hoover seconded by Mr. Miller meeting adjourned at 8:25.