

**TOWNSHIP OF MIDDLETOWN
PLANNING COMMISSION MEETING**

April 9, 2024

Present: Jeff Koenig, Mark Bradson, Doug Gramo, Allison Hassenplug, and Josh Neidich

Melissa Rheinstadter, Solicitor; Eric Janetka, Township Engineer; Jaime Jilozian, Comprehensive Planning Administrator

A. Call to Order

Acting Chairman Mr. Koenig called the meeting to order at 7:00 PM.

B. Approval of Minutes- November 21, 2023 & February 13, 2024

Mr. Koenig brought forth the draft Special Meeting minutes from November 21, 2023 and the February meeting minutes. Mr. Gramo motioned to approve the minutes as drafted; Mr. Bradson seconded the motion, and the Commission approved the minutes unanimously with a vote of 4-0. Mr. Neidich arrived after the vote.

C. NEW BUSINESS

1. *Preliminary/Final Land Development Review
ACTS, Lima Estates
411 N. Middletown Road*

The applicant's attorney, Celso Rubin with Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C., and Applicant's engineer, Mike Urban with Eustace Engineers, were present representing the Applicant, ACTS Retirement-Life Communities, LLC. Mr. Urban reviewed the site location and summarized the plans for a 1,173 square foot addition to the Central Facility building at ACTS Lima Estates for rehabilitation and a therapy garden. Mr. Urban noted that a stormwater infiltration basin was also included in the project to capture an increase in approximately 3,500 square feet of impervious added to the site from previous projects dating back to 2012. Mr. Urban presented a color rendering of the proposed improvements.

Mr. Gramo asked about the current gutter arrangements and further explanation of the changes associated with the proposed plans for the infiltration basin.

Mr. Bradson asked for further clarification of the specifications of the infiltration basin.

Prompted by Mr. Koenig, Mr. Janetka explained that he had no engineering issues with the plan but noted that this project demonstrated the effectiveness of the Stormwater management ordinance update in 2019 in collecting cumulative impervious surface additions for implementation of stormwater management once a site reached a certain threshold.

April 9, 2024

Mr. Koenig opened the floor to comments from the public and there were none.

Mr. Bradson made a motion to recommend approval of the land development for a rehab addition at Lima Estates, and Mr. Neidich seconded the motion. The motion passed with a vote of 5-0.

*2. Final Minor Subdivision Plan
Haag Lot Line Change
122 Forge Road & 94 Autumn Woods Lane*

Mr. Gus Houtman, the Applicant's engineer, was present to provide an overview of the minor lot line change consisting of a conveyance of 3,859 square feet from 122 Forge Road to 94 Autumn Woods Lane. Mr. Houtman noted that the Township Engineer's review letter didn't have any substantial changes for the proposed plan.

Mr. Gramo confirmed that parcel 'A' on the plan was being absorbed into the Haag property.

Mr. Koenig opened the floor to comments from the public.

Mr. Werner Volkman, resident at 166 Forge Road inquired about any impacts to the fence abutting parcel "A" that he installed on his property and Mr. Houtman confirmed that this subdivision would not impact his fence.

Mr. Gramo made a motion to recommend approval of the minor lot line change for 94 Autumn Woods Lane, and Ms. Hassenplug seconded the motion. The motion passed with a vote of 5-0.

On a motion by Ms. Hassenplug and seconded by Mr. Bradson, the meeting was adjourned at 7:16 pm.

Respectfully submitted,



Jaime Jilozian
Comprehensive Planning Administrator