

The regular meeting of the Middle Smithfield Township Planning Commission was held at 7:30 p.m. on Thursday, October 15, 2009 at the Schoonover Municipal Building.

Members present: Jay E. Huffman, Robert Vandercar, Mark Oney, Scott R. Schaller. Also present were R. Douglas Olmstead, Jennifer Ann Wise, Sherry Predmore and several interested parties.

Minutes of the previous meeting held September 17, 2009 were approved upon a motion by Bob Vandercar, second by Mark Oney. Motion carried 4-0.

The Zoning Officer's report was accepted for review.

Plan Submissions:

A minor subdivision plan and planning module for John M. and Van D. Yetter were presented by Scott Policelli and John Yetter. Doug Olmstead advised that the submittal was complete.

Attorney Shelli Whitmer and Mr. and Mrs. Richard Klingensmith commented on the plan. They advised that they are adjoining property owners with 200 acres consisting of four parcels. Surveyor Larry Bailey and Ed Shmidheiser were also present should there be any questions relating to the original subdivision plan. The Klingensmith's stated that their purpose in attending the meeting was to call attention to their deeded right of way for Smokey Hill School House Road that has been omitted from the Yetter plan. It was noted that they use the right of way daily to access their home. Attorney Wise asked Attorney Whitmer to provide a copy of the Klingensmith deed and a plan that could be superimposed over the Yetter plan so that everyone would be on the same page as to the location of the easement. John Yetter requested that the Klingensmith's have their attorney contact his attorney to work out any necessary details. Larry Bailey will get easement information from his files to Doug Olmstead for review.

Following this discussion, Bob Vandercar made a motion to accept the John M. and Van D. Yetter minor subdivision plan and planning modules. Mark Oney seconded the motion. The motion carried 4-0.

A land development plan for the "Crossings at Marshalls Creek" was presented by Shergoh Alkilani and Brett Skapinetz. Doug Olmstead advised that the application was complete. It was noted that the engineers for the developer have met with the Conservation District and will be meeting with Penn DOT. The plans may need to be amended to address comments from the Conservation District, Penn DOT and the township Engineer. The Conservation District is looking for a reduction in impervious coverage and is asking the developer to incorporate water quality measures into the site. Ingress and egress to the site was discussed and it was noted that the developer is currently coordinating a meeting date for a formal sit down with Penn DOT. It was agreed that Doug Olmstead would be invited to attend the meeting.

Sewer and water was discussed. Doug Olmstead reported that Pa American Water will need to do an analysis on providing water for the site. The developer will look at various financing issues.

Following discussion, Bob Vandercar made a motion to accept the land development plan for the Crossings at Marshalls Creek. Scott Schaller seconded the motion. The motion carried 4-0.

It was noted that a minor subdivision plan will be required for this tract and would need to be submitted for the next meeting. The subdivision plan was not included in the submittal of the land development plan.

Tabled Plans:

It was noted that letters had been received requesting to table the Lewis True Value Land Development Plan and the Evergreen II subdivision plan. Bob Vandercar made a motion to table both plans. Scott Schaller seconded the motion. The motion carried 4-0.

Ordinance 168; dimensional requirements in each district - height ordinance was returned to the Planning Commission. Doug Olmstead advised that the Ordinance has been revised as a result of comments at the public hearing before the Board of Supervisors and County Planning Commission comments. Mr. Olmstead summarized the amendments highlighting that the ordinance now contains five stories with no maximum height. He noted that attached dwelling units are back in the ordinance and the setbacks have been changed to tie into the building height. He also advised that a cost benefit ratio will be required to justify why a project is going up rather than out.

The Commission discussed changes suggested by the County Planning Commission. Bob Vandercar expressed his opinion on the ordinance and his concerns that the township does not have the infrastructure (water and water pressure) for structures of this height.

Following discussion, Jay Huffman made a motion to recommend adoption of Ordinance 168 as amended. Scott Schaller seconded the motion. The motion carried 3-1; Bob Vandercar was opposed.

There being no further business, the meeting adjourned in regular order at 8:47 p.m.

Respectfully submitted,

Sherry Predmore, Acting Recording Secretary
October 15, 2009