

The Middle Smithfield Township Planning Commission meeting was held on Thursday, September 17, 2009 at 7:30 p.m. at the Schoonover Municipal Building. Jay Huffman presiding.

Members present; Jay Huffman, Bob Vandercar, Bob Early, Mark Oney, Scott Schaller and John Petrizzo. Also present were Attorney Jennifer Ann Wise, R. Douglas (Doug) Olmstead, Jr., P.E., Michele Clewell, Wayne Rohner and numerous township residents.

Bob Early made a motion to approve the August 20, 2009 minutes. Mark Oney seconded the motion. Motion carried 6-0.

Tabled Plans

Letters were received from Ott Consulting Inc. and Reilly Associates requesting that Evergreen Estates II Preliminary Major Subdivision Plan and the Lewis True Value Hardware Land Development Plan be tabled until the next regular meeting. Bob Vandercar made a motion to table both plans until the next meeting. Bob Early seconded the motion. Motion carried 6-0.

Reviews and Recommendations Requested by the Zoning Officer

Wayne Rohner; Eastern District Zoning Officer provided copies of an application for a Public Hearing for a Variance of Regulations. Mr. John Conzelman; owner of Lot #228 located in Country Club of the Poconos was also present.

The Zoning Hearing Board is scheduled for September 30, 2009. Under the MPC a recommendation from the Township Planning Commission is required.

Mr. Conzelman stated that he purchased the property in April 2009 and the property was sitting idle and unfinished for the past three years. He also stated that he had the property surveyed by Frank Smith in order to re apply for new building permits and according to the surveyor, the corner of this incomplete dwelling is 1.5 ft. over the setback line.

Doug Olmstead stated that due to wetlands depicted on the map provided by the applicant, he and Wayne Rohner visited the site but were unable to do an extensive investigation but did not notice any vegetation that would indicate wetlands. Mr. Olmstead stated that he does not believe that a wetland encroachment exists and the plan should be redone as the map is extremely old.

Attorney Wise stated that the encroachment qualifies as deminimis.

Doug Olmstead stated that this property is grandfathered in regarding the set back for the stream and noted again that a new plan should be re done.

Mr. Conzelman stated that he has already contacted Dave Manter, Middle Smithfield Township Building Code Inspector to inspect the site and will pull any necessary permits required.

After further discussion, Jay Huffman made a motion to recommend approval of the variance of regulations of John Conzelman at Lot #228 Country Club of the Poconos to the Middle Smithfield Township Zoning Hearing Board. John Petrizzo seconded the motion. Motion carried 6-0.

Public Comment

John Petrizzo requested to be placed on the agenda to clarify a recent article that appeared in the Pocono Record newspaper. Mr. Petrizzo stated that he wanted to assure everyone that he does have the permits issued by PennDOT. There was further discussion regarding PennDOT permits and flea markets. No action required.

Doug Olmstead reported that PA DEP did conduct soil testing at the Big Ridge Development golf course on Monday, September 14, 2009 and a lot of engineering work still has to be done. DEP stated that whatever the amount of irrigation is currently being used is the only amount that can be sprayed for sewage. Mr. Olmstead stated that flow meters would have to be installed and monitored for at least one year before a determination of flows could be made.

Bob Early asked where the lagoons would be located to hold the treated sewage when it couldn't be sprayed. Mr. Olmstead stated that water towers could be used instead.

There was discussion regarding the 2009 bond issue that will give the township 134,000 gallons per day of additional capacity at the sewage treatment plant and will allow a sewer line to run from Big Ridge Development to the flea market.

There was general discussion regarding the purpose of the township taking over the golf course within Big Ridge Development. Scott Schaller stated that it would be a recreational benefit to the community. Jay Huffman stated that it's still a cost to the township and if you do not recoup the costs the township will lose money.

Mr. Shergoh Alkilani, CEO of the Alkova Group updated the board regarding their intent to submit plans to the planning commission and they are working to determine the exact date of the last day the flea market will be open for business.

There being no further business the meeting adjourned in regular order at 8:35 p.m.

Respectfully submitted,

Michele L. Clewell,
Recording Secretary
September 17, 2009

