

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, November 18, 2010 at 7:00 P.M. at the Schoonover Municipal Building with Robert Early presiding.

Members present: Robert Early, Parin Shah, Scott Schaller, John Petrizzo and Carrie Wetherbee. Also present were Township Solicitor Jennifer Ann Wise, Township Engineer R. Douglas (Doug) Olmstead, Jr., P.E. and Township Secretary Michele Clewell. Mark Oney and Bob Chartock were absent.

Appointment of Secretary

Bob Early made a motion to appoint Parin Shah as Secretary. Scott Schaller seconded the motion. Motion carried 5-0.

Approval of Minutes

Parin Shah made a motion to approve the October 21, 2010 minutes. Carrie Wetherbee seconded the motion. Motion carried 5-0.

Plan Reviews and Unfinished Business

Pine Glen Lots 47 & 49 Minor Subdivision Plan - Daniel and Jennifer Malsch personally appeared, requesting the Pine Glen Lots 47 & 49 Minor Subdivision plan be withdrawn at this time. Parin Shah made a motion to accept the request of Daniel and Jennifer Malsch to withdraw the Pine Glen Lots 47 & 49 Minor Subdivision Plan. Scott Schaller seconded the motion. Motion carried 5-0.

Reviews and Recommendations

Ordinance 176; Zoning – Proposed Zoning Ordinance No. 176 was discussed at length. The conversation revolved around the following comments offered by the Planning Commission members:

1. Conditional Uses compared to Special Exceptions
2. Buffers
3. Overlay District Map
4. Resort Complex language is unclear
5. Exotic Animals
6. Open Space
7. Temporary Permits
8. Wind Energy
9. Non-Conforming Structure(s)
10. Non-Conforming Definitions
11. Residential Conversions

12. Adult Use
13. Political Signs
14. Attached and Semi Detached Buildings
15. Conservation Districts
16. R-3 Zones

Parin Shah and Bob Early stated that they will forward additional comments to Mr. Olmstead.

John Petrizzo complimented Attorney Wise and Doug Olmstead on proposed Ordinance No. 176.

Mr. Petrizzo asked Mr. Olmstead what his restaurant is zoned. Mr. Olmstead stated that it is in a C-1 Zoning District. Mr. Petrizzo stated that he was promised years ago to be zoned commercial/resort commercial. Parin Shah and Doug Olmstead explained that there is no longer a commercial/resort commercial zoning district as this was eliminated and now the restaurant property is in what is called the C-1 Zoning District. Attorney Wise stated that the Petrizzo restaurant property was probably located in a commercial/resort commercial zoning district which is now a C-1 district but it is not located within the Resort Complex Overlay District because the property was not included in the Fernwood application for their Resort Complex approval.

Carrie Wetherbee made a motion to recommend approval of proposed Zoning Ordinance No. 176 as written and forward comments to the Board of Supervisors, Engineer and Solicitor for future consideration. Parin Shah seconded the motion. Motion carried 4-1 with John Petrizzo voting no.

Parin Shah made a motion to adjourn the meeting at 8:42 P.M. Bob Early seconded the motion. Motion carried 5-0.

Respectfully submitted,

Michele L. Clewell,
Recording Secretary