

The regular meeting of the Middle Smithfield Township Planning Commission was held at 7:00 p.m. on Thursday, January 21, 2010 at the Schoonover Municipal Building.

Members present: Bob Vandercar, Mark Oney, Bob Early, John Petrizzo, Scott Schaller and Parin Shah. Also present were Attorney Jennifer Ann Wise, R. Douglas (Doug) Olmstead, Jr., P.E., Michele Clewell and several interested parties.

The 2010 Re-Organization is as follows:

Chairman, Mark Oney upon a motion of Bob Early seconded by Bob Vandercar. Motion carried 6-0.

Vice-Chairman, Bob Vandercar upon a motion of John Petrizzo seconded by Bob Early. Motion carried 6-0.

Secretary, Bob Early upon a motion of Bob Vandercar seconded by John Petrizzo. Motion carried 6-0.

Minutes of the previous meeting held December 17, 2009 minutes were approved upon a motion by Bob Vandercar, seconded by Mark Oney. Motion carried 6-0.

The zoning officers' report was accepted upon a motion by Bob Vandercar seconded by Bob Early. Motion carried 6-0.

Plan Submission

Peter Ahnert, Sr. introduced David Osborne P.E. of Ceco Associates for the presentation of The Estates at Great Bear Hotel Addition Land Development Plan. Mr. Osborne stated that the proposed hotel will have fifty (50) units and will be attached to the existing clubhouse at Great Bear Estates. The proposed structure will be elevated and additional parking will be provided underneath the structure. The facility will be serviced by central sewer and on lot water and the developer is proposing to use the current stormwater facility.

Mr. Ceco stated that he will provide elevation and architectural drawings of the building for the next meeting.

Doug Olmstead stated that the plan submission is complete.

After further discussion Bob Vandercar made a motion to accept the Estates at Great Bear Hotel Addition Land Development Plan submission. Bob Early seconded the motion. Motion carried 6-0.

Mr. Ceco stated that they have submitted an application for a Conditional Use Hearing due to the building height. Mr. Olmstead stated that the zoning officer is currently reviewing the application.

Doug Olmstead stated that a letter was received from Alkova Company to table action on The Crossing at Marshalls Creek Minor Subdivision and Land Development Plans until the next regular meeting as there are numerous comments to be addressed. Bob Vandercar made a motion

to table The Crossings at Marshalls Creek Minor Subdivision and Land Development Plans. Mark Oney seconded the motion.

John Petrizzo requested details as to why the plans were being tabled.

Shergoh Alkilani of Route 209 Bypass Associates stated that his surveyor missed a few things and some of the comments from the Township Engineer and Township Solicitor have not been addressed.

Mr. Alkilani stated that he would like to see the Planning Commission recommend approval of the minor subdivision plan but would understand if the Board tables its decision due to the Township Engineer and Township Solicitor comments not being completely addressed.

Doug Olmsted stated that he has reviewed the closure reports and from a survey aspect he is comfortable with the report.

Bob Vandercar asked if PA American Water Company has provided anything in writing indicating that they will supply central water to the site. Doug Olmstead stated that he has been conversing with PA American Water Company and this requirement falls under the land development not the minor subdivision.

Following additional discussion Bob Vandercar rescinded the previous motion.

Bob Vandercar made a motion to table The Crossings at Marshalls Creek Land Development Plan and conditionally approve The Crossings at Marshalls Creek Minor Subdivision Plan stating that all the Township Solicitor and Township Engineers comments must be addressed prior to the Board of Supervisors meeting scheduled for February 11, 2010. Parin Shah seconded the motion. Motion carried 6-0.

Tabled Plans

A letter was received from John M. Yetter requesting the John M. & Van D. Yetter Minor Submission Plan be tabled and granting a 90 day time extension to render a decision. Attorney Wise stated that she spoke with Mr. Yetters attorney who advised that he and his clients would be meeting with Mr. and Mrs. Klingensmith to work on some issues raised at previous meetings.

Bob Early made a motion to table the John M. & Van D. Yetter Minor Subdivision Plan and grant the 90 day time extension. Scott Schaller seconded the motion. Motion carried 6-0.

A letter was received from Ott Consulting requesting the Evergreen II Conservation Subdivision Plan be tabled as they are working on numerous outside agency comments. Bob Vandercar made a motion to table the Evergreen II Conservation Subdivision Plan. Bob Early seconded the motion. Motion carried 6-0.

A letter was received from Frank J. Smith, Jr. P.L.S. to table a decision on the Minor Subdivision of Lands of Catherine Driscoll and Charles Scrimale. After further discussion Bob Early made a motion to table the plan and due to the time limitation under the MPC, if a time extension is not

provided to the Planning Commission prior to the Board of Supervisors February 11, 2010 meeting, the plan will be rejected. Bob Vandercar seconded the motion. Motion carried 6-0.

Discussion and Recommendations

The 2010 proposed draft Zoning Ordinance was provided to the Planning Commission members for their review and comments.

Public Comment

There was general discussion regarding the microphone system, water filtration system for the municipal complex, sewage department and grease traps.

There being no further business Bob Vandercar made a motion to adjourn the meeting at 7:50 p.m. Parin Shah seconded the motion. Motion carried 6-0.

Respectfully submitted,

Michele L. Clewell
January 21, 2010