

The regular meeting of the Middle Smithfield Township Planning Commission was called to order on Thursday, January 15, 2009 at 7:30 pm at the Schoonover Municipal Building.

Members present: Jay E. Huffman, Bob Vandercar, Bob Early, Parin Shah, Scott Schaller and John Petrizzo. Also present were Jennifer Ann Wise, R. Douglas Olmstead, Michele Clewell and several interested parties. Representatives from outside agencies were Deanna Schmoyer and Jamie Keener of HRG Engineering, John Briggs of The Bushkill Group as well as a representative of Turkey Hill Company.

**Reorganization was as follows:**

Chairman – Jay E. Huffman upon a motion by Bob Early seconded by Bob Vandercar. The motion carried 6-0.

Vice Chairman – Bob Vandercar upon a motion by Scott Schaller seconded by Parin Shah. The motion carried 6-0.

Secretary – Bob Early upon a motion by Bob Vandercar seconded by Scott Schaller. The motion carried 6-0.

Bob Early made a motion to approve the December 15, 2008 minutes. Parin Shah seconded the motion. The motion carried 6-0.

Bob Vandercar made a motion to accept the Zoning Officers' report as presented. Parin Shah seconded the motion. The motion carried 6-0.

**Plan Reviews**

Deanna Schmoyer of HRG Engineering presented a Land Development Plan for a Turkey Hill Mini Mart and Gas Station on behalf of Turkey Hill Minit Markets. Ms. Schmoyer stated that the plan presented includes revisions made due to Engineering and Solicitor comments received. Doug Olmstead stated that there are still a few outstanding items that need to be addressed. Bob Vandercar questioned Ms. Schmoyer if the Turkey Hill Mini Mart will have a sprinkler system. After conferring with the developer, Ms. Schmoyer stated that a sprinkler system will not be installed. Mr. Vandercar stated that per Township Ordinances it is a requirement to install a sprinkler system in this commercial building. A Turkey Hill representative indicated that if a sprinkler system was required, they would install one.

Ms. Schmoyer stated that the Township requirements called for only thirty-three parking spaces, however, the Land Development Plan as presented provided for an additional five spaces.

There was discussion regarding a future sidewalk along Winona Falls Road. The consensus of the board is to show the sidewalk but note on the plan, that it will be built in the future.

Two requests for modifications have also been presented. (1) A modification from providing slope, utility and drainage easements along all the street right-of way lines; and (2) a modification from indicating the grid location number of the proposed Land Development Plan. Ms. Schmoyer stated that all utilities/storm facilities traverse throughout the site, and after discussions with the Township Engineer it was determined that blanket easement across the entire leased parcel for access would be provided. The additional easement along the right-of ways would not be needed and the grid numbers are no longer utilized.

Jennifer Ann Wise stated that the plan notes would need to be revised to address the blanket easement and certain covenants/notes that are contradictory would need to be modified or removed. Any reference to Lessee should be removed and the Owner should be indicated.

Jennifer Wise also explained that the definition of “lot size” specifically requires that the area of any easements be subtracted from the actual lot overall size – since a blanket easement was being given, this would render the entire lot non-existence for calculation purposes, accordingly, a waiver would be need from the “lot size” requirement and a note be placed on the plan for easements that have to be changed as they are requesting a waiver on the easements requirement.

Mr. Olmstead stated that a letter was received from the Bushkill Group granting a 60 day extension on the plan.

Bob Vandercar made a motion to accept the two modification requests but to not calculate in those easements areas in the lot net regarding the slope, utility and drainage modification requests. Scott Schaller seconded the motion. The motion carried 6-0.

Bob Vandercar made a motion to recommend conditional approval of the Turkey Hill Mini Mart and Gas Station Land Development Plan providing that the future sidewalk is shown on the plan, Engineering, Solicitor and, any outside agencies comments are met prior to final approval. Bob Early seconded the motion. The motion carried 6-0.

R. Douglas Olmstead stated that a letter was received from Keystone Consulting Engineers regarding the Marshalls Square Phase 4 Land Development Plan requesting a 60 day extension and to table any action on the plan. Mr. Olmstead stated that there are numerous items to be addressed in his review letter. Scott Schaller made a motion to table the plan and granting the 60 day extension. Bob Vandercar seconded the motion. The motion carried 6-0.

R. Douglas Olmstead stated that letters were received from Reilly Associates requesting action be tabled on the Lewis True Value Hardware and the Echo Landing Shopping Center Land Development Plans. He also stated that a letter was received from Ott Consulting Inc. to table action on the Evergreen Estates III Major Subdivision Plan. Scott Schaller made a motion to table action on the Lewis True Value Hardware, Echo Landing Shopping Center Land Development Plan and the Evergreen Estates III Major Subdivision Plan. Parin Shah seconded the motion. The motion carried 6-0.

Mr. Olmstead stated that two letter were received regarding the Hemlock Ridge Major Subdivision. Mr. Brown of RGB requested the plan be withdrawn and Mr. Siberini requested that the project continue. Mr. Olmstead stated that the Planning Commission did grant them until March 2009 to show progress. Jennifer Ann Wise stated that Mr. Siberini is the owner of the land; whereas, Mr. Brown was an authorized representative/developer of the land. Ms. Wise stated that she would recommend tabling the plan as there are numerous issues to be discussed and request that Mr. Siberini and Mr. Brown attend the next meeting to determine whether Mr. Siberini as owner can “step-in” and continue with the submission of the plans. Scott Schaller made a motion to table action on the plan and send a letter to Mr. Siberini and Mr. Brown inviting them to attend the next meeting. Parin Shah seconded the motion. John Petrizzo abstained from voting. The motion carried 5-1.

There being no further business the meeting adjourned in regular order at 8: 15 pm.

Respectfully submitted,

Michele Clewell,  
Recording Secretary

