



MIDDLE SMITHFIELD TOWNSHIP PLANNING COMMISSION MINUTES

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, January 16, 2025, at 5:30 pm at Schoonover Municipal Building.

The meeting was held in-person, with the opportunity for public participation through video and audio advanced communication technology ("ACT"), using the ZOOM internet application, including telephone option.

Planning Commission members in attendance: Bob Early, Parin Shah, Nick Theofilos, Mark Oney, Carrie Wetherbee and Township Secretary Michele Clewell and attending via ZOOM Township Engineer Ben Kutz, P.E.

Public in attendance: Mary Harding

Public in attendance via Zoom: Bonnie Jungfer

Plan presenters: None

Call Meeting to Order

The meeting was called to order at 5:30 p.m. by Bob Early and was opened with the Pledge of Allegiance.

2025 Organization

Chairperson: Bob Early upon a motion of Carrie Wetherbee, seconded by Parin Shah. Motion passed 5-0.

Vice Chairperson: Parin Shah, upon a motion of Mark Oney, seconded by Carrie Wetherbee. Motion passed 5-0.

Secretary: Nick Theofilos, upon a motion of Bob Early, seconded by Parin Shah. Motion passed 5-0.

Approval of Agenda and any Amendments:

Carrie Wetherbee made the motion to approve the agenda as written. Parin Shah seconded the motion. Motion passed 5-0.

Approval of the Minutes:

Nick Theofilos made the motion to approve the December 19, 2024, minutes. Nick Theofilos seconded the motion. Motion passed 5-0.

Correspondence

None

Plan Submittals

Resica Falls Road Sketch Plan – Ben Kutz stated that the property is located on the East side of Resica Falls Road (S.R. 402) with the frontage on Chateau Drive (T-559). The plans show three, two-unit dwellings and one single family residence across three different lots. This is an R-3 zoning district. Mr. Kutz issued his review letter on January 7, 2025, and expects the applicant's engineer to be at the next meeting to address said comments.

Mr. Kutz stated that the dwelling units are permitted uses in the R-3 zoning district. He stated that the plan shows the septic and water areas located on steep slopes and that could present some challenges. Stormwater management will need to be addressed as the sketch plan does not show that and expects the applicant to come in at a later date with those details.

Parin Shah had questions regarding the number of dwelling units on these parcels, and Ben Kutz stated that the applicant will have to prove the area is sufficient in size. He also stated that the billboard easement will have to be shown on the plan.

Ben Kutz stated that the applicant will need to address if these dwelling units will be rentals under single ownership or a condominium; as there is shared water, septic, parking, and stormwater.

Parin Shah asked if the property owner will be permitted to keep the off-premise billboard. Ben Kutz said this is a legal question.

Bob Early stated that in the early 1980's there was dumping on this lot, tree stumps and then construction debris. He stated that the owner should be made aware of this.

Carrie Wetherbee made a motion to accept the Resica Falls Road Sketch Plan. Parin Shah seconded the motion. Motion passed 5-0.

Ben Kutz asked if the members would like him to follow up with the applicant regarding the dumping that took place on the property in the 1980's. All the members agreed for him to notify the applicant of the dumping.

Plan Reviews and Unfinished Business:

Personal Care Home – Land Development; Carrie Wetherbee made a motion to table action on the plan. Parin Shah seconded the motion. Motion passed 5-0.

Marshalls Square Shopping Center:

- Waiver to Render a Decision on the Plan; Carrie Wetherbee made a motion to accept the time waiver to August 27, 2025. Parin seconded the motion. Motion passed 5-0.
- Carrie Wetherbee made a motion to table action on the Marshalls Square Shopping Center Land Development Plan. Nick Theofilios seconded the motion. Motion passed 5-0.

Other Reviews and/or Recommendations

None

New Business

None

Continuing Education

Penn State Extension: None

Public Comment

Mary Harding had several comments regarding a previous sketch plan that was submitted for comments last year: Tee'd Off Estates. Ben Kutz explained that he received a call of Waseem Nader for Tee'd Off Estates regarding the Right of Way acquisition. Mr. Kutz explained that Night Shade court is a private Road, and they would require signed easements from the property owners to allow the owners of Tee'd Off Estates a ROW. Ms. Harding explained that she has had conversations with representatives of Tee'd Off Estates and stated for the record that they are not amendable to anything right now. Mr. Kutz stated that no formal plans have been provided for him or the township and no discussion regarding the the plan or road have taken place with regard to a dedication of the road to the township. Mr. Kutz recommends the Harding's hire a land attorney to represent their rights. Ms. Harding and Mr. Kutz exchanged email contact information.

Next Meeting

February 20, 2024, at 5:30 p.m.

Adjourn

Carrie Wetherbee made a motion to adjourn the meeting at 6:04 p.m. Parin Shah seconded the motion. Motion passed 5-0.

Respectfully submitted,

Michele L. Clewell
Township Secretary
January 16, 2025