



MIDDLE SMITHFIELD TOWNSHIP PLANNING COMMISSION MINUTES

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, February 20, 2025, at 5:30 pm at the 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, Nick Theofilos, Mark Oney, Township Engineer Ben Kutz, P.E., Township Secretary Michele Clewell and attending via ZOOM member Carrie Wetherbee.

Public in attendance: None

Public in attendance via Zoom: Supervisor Annette Atkinson

Plan presenters via Zoom: Chuck Frantz for the Resica Falls Road Sketch Plan

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.

Approval of the Agenda and any Amendments:

Bob Early made the motion to amend the agenda to add letter "a" under New Business in order to set the yearly meetings. Carrie Wetherbee seconded the motion. Motion passed 4-0.

Approval of the Minutes:

Nick Theofilos made the motion to approve January 16, 2024, minutes. Carrie Wetherbee seconded the motion. Motion passed 4-0.

Correspondence

None

Plan Submittals

None

Plan Reviews and Unfinished Business:

Resica Falls Road Sketch Plan; Chuck Frantz stated that they originally submitted a sketch plan on January 2, 2025, and a review letter was provided by the township Engineer. Due to numerous issues, a revised plan was submitted and that is what is before the commission members now. Mr. Kutz stated that he has reviewed the revised plan dated February 4, 2025, and the members have his review letter dated February 17, 2025.

Mr. Frantz stated the property is 6.8 acres with the gross adjusted acreage being 4.3. They will be subdivisions in order to create three lots for residential use, twin dwelling that will be separated horizontally, with the first floor and second floor. Off Street parking for each building will be proposed, with one lot well and septic.

Mr. Frantz asked if the billboard located on the property was permitted and Ben Kutz stated that he will need to check with the zoning office in order for the zoning officer to review the files. Bob Early stated that it is an off-premise sign, and has been there a long time, and under the current sign ordinance is not allowed in the township any longer. Mr. Early said it could be a non-conforming sign, but they will have to check with the zoning office.

Mr. Frantz discussed the SALDO requirements regarding sidewalks and will the township require them to be installed. Mark Only stated that sidewalks within the commercial districts is required but does not feel the need for them for residential districts, but the discussion with the other township supervisors should take place.

Mr. Kutch stated that the majority of the review letters are consistent and not problematic, but he wanted to highlight the one lot well and septic areas. He said the primary and reserve area are required to be shown on the final plan and they will need to be tested and approved through DEP.

Carrie Wetherbee asked if parking and traffic would interfere with the current traffic patterns, and Mr. Frantz stated that one of the comments addressed this.

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

No action required.

Ben Kutz updated the members on DEP denial to the property owner to extend the 537 Area for this property and that they will be required to do an on lot septic system to accommodate the personal care home. The applicant also requested a refund for their tapping fees that were previously paid.

Marshalls Square Shopping Center: Nick Theofilios made a motion to table action on the Marshalls Square Shopping Center Land Development Plan. Carrie Wetherbee seconded the motion. Motion passed 4-0.

Other Reviews and/or Recommendations

None

New Business

- a. Schedule the regular monthly meetings for 2025: Carrie Wetherbee made a motion to schedule the MST Planning Commission meeting on the 3rd Thursday of every month at 5:30 p.m. Nick Theofilios seconded the motion. Motion passed 4-0.

Continuing Education

Penn State Extension: Carrie Wetherbee stated that the first online seminar was held today, and she will email everyone the slides.

Public Comment

None

Next Meeting

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

Adjourn

Nick Theofilios made a motion to adjourn the meeting at 5:54 p.m. Carrie Wetherbee seconded the motion. Motion passed 4-0.

Respectfully submitted,

Michele L. Clewell
Township Secretary
February 20, 2025