



MIDDLE SMITHFIELD TOWNSHIP PLANNING COMMISSION MINUTES

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, March 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: Parin Shah, Mark Oney, and Carrie Wetherbee on Zoom. Also in attendance, Planning Commission Solicitor Deb Huffman, Esq., Township Engineer Ben Kutz, P.E., and Township Secretary Michele Clewell

Plan presenters in person; Deanna Schmoyer, P.E. of D&D Engineering and General Contracting.

Public in attendance via Zoom: Supervisor Annette Atkinson and EDC Manager James Brechbiel

Call Meeting to Order

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

Approval of the Agenda and any Amendments:

Carrie Wetherbee made a motion to accept the agenda as written. Mark Oney seconded the motion. Motion passed 3-0.

Approval of the Minutes:

Carrie Wetherbee made the motion to approve February 16, 2025, minutes. Carrie Wetherbee seconded the motion. Motion passed 3-0.

Correspondence

None

Plan Submittals

Sebring's Run subdivision Sketch Plan: Deanna Schmoyer, P.E. provided background history on this plan from 2-3 years ago. When the plan was first presented there were issues that needed to be addressed with PennDOT and have since been resolved. (Attorney Huffman stated that the developer is a client of Weitzmann, Weitzmann & Huffman and she will consult with the Township Solicitor)

Ms. Schmoyer stated that now with additional property being purchased from PennDOT and receiving comments from the Township Engineer the plan before the members changes the layout to include a cul-de-sac and the driveways will come off the cul-de-sac.

The stormwater detention basin will come off the cul-de-sac. Swales along the roadways will be provided in lieu of curbing. Lots 1, 2 and 3 will be double frontage lots and the yards will increase by an additional 20 feet with access to Route 402 through the cul-de-sac. There will be only one minimum use driveway accessing Route 402, all others will come off the cul-de-sac.

Ms. Schmoyer stated that the developer will be gifting a piece of the parcel to the owner of Lot 1 and asked if a subdivision and land developing can be done at the same time. Attorney Huffman stated that it could be one plan in conjunction. Mr. Kutz stated that both owners would need to sign the plan and the property that portion will be consolidated with must also be surveyed and shown on the plan.

Ms. Schmoyer stated they will begin percolation testing for the on-lot septic systems and the developer will create an HOA.

Mr. Oney stated that he does not anticipate that sidewalks will be required, however, he is only one of three township supervisors and that will be determined once the plan is submitted.

No action is required to be taken as this is a sketch plan.

Plan Reviews and Unfinished Business:

Personal Care Home – Land Development: Mark Oney made a motion to table action on the plan. Carrie Wetherbee seconded the motion. Motion passed 3-0.

Marshalls Square Shopping Center: Carrie Wetherbee a motion to table action on the Marshalls Square Shopping Center Land Development Plan. Mark Oney seconded the motion. Motion passed 3-0.

Other Reviews and/or Recommendations

None

New Business

None

Continuing Education

Penn State Extension: Carrie Wetherbee stated that Peter Wulfhurst has retired and the last two classes focused on other states and do not pertain to Pennsylvania.

Public Comment

None

Next Meeting

April 17, 2025, at 5:30 p.m.

Adjourn

Carrie Wetherbee made a motion to adjourn the meeting at 5:51 p.m. Mark Oney seconded the motion. Motion passed 4-0.

Respectfully submitted,

Michele L. Clewell
Township Secretary
March 20, 2025