



MIDDLE SMITHFIELD TOWNSHIP PLANNING COMMISSION MINUTES

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, May 15, 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, Mark Oney, Nick Theofilios and Carrie Wetherbee. Also in attendance, Planning Commission Solicitor Deb Huffman, Esq., Township Engineer Ben Kutz, P.E., and Township Secretary Michele Clewell.

Plan presenters in person; None

Public in attendance via Zoom: 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.

Approval of the Agenda and any Amendments:

Carrie Wetherbee made a motion to accept the agenda as written. Nick Theofilios seconded the motion. Motion passed 4-0.

Approval of the Minutes:

Carrie Wetherbee made the motion to approve March 20, 2025, minutes. Nick Theofilios seconded the motion. Motion passed 4-0.

Correspondence

None

Plan Submittals

Mt. Nebo Apartments Phase 2 Preliminary / Final Land Development Plan; Ben Kutz stated that a sketch plan was reviewed previously and then a Conditional Use Public Hearing was held.

The applicant is proposing (1) building with (30) units on a lot that was purchased for this project.

Mr. Kutz stated that a review letter should be completed and sent out within the week.

Bob Early stated that he has concerns with the turning radius for fire department equipment shown in front of the project. He asked about the fire suppression system. Ben Kutz stated that he will review his comments with the plan.

Bob Early also stated that the (4) culverts in front of the building do not show where the excess overflow of water will travel if the culverts fail. Mr. Kutz stated that he will review this.

Carrie Wetherbee made a motion to accept the Mt. Nebo Apartments Phase 2 Preliminary / Final Land Development Plan. Nick Theofilios seconded the motion. Motion passed 4-0.

Plan Reviews and Unfinished Business:

Personal Care Home – Land Development: Bob Early stated that the plan extension of time is good until August 31, 2025, and asked Michele Clewell to send a letter to the applicant requesting their attendance at the June meeting as the members would like an update of the progress before any further time extensions are granted.

Marshall's Square Shopping Center: Bob Early stated that the plan extension of time is good until August 31, 2025, and asked Michele Clewell to send a letter to the applicant requesting their attendance at the June meeting as the members would like an update of the progress before any further time extension are granted.

Other Reviews and/or Recommendations

None

New Business

An Ordinance Amending The Middle Smithfield Township Subdivision and Land Development Ordinance at Chapter 170 of The Code of Ordinances of Middle Smithfield Township By Adding Definitions and Providing for The Reimbursement of Review Fees Incurred by Fire Chiefs as Part of Their Review Of Subdivision And Land Development Applications And Reducing The Number of Copies of Plans Required to be Submitted for Review; The members were previously provided with a copy of the proposed amendment to the SALDO along with the cover letter of the township solicitor.

Bob Early stated that one paper copy of plan submittals will not be enough as the members do not have access to electronic files and asked that the proposed ordinance require at least (6) paper copies.

Carrie Wetherbee made a motion to recommend approval of the proposed SALDO amendment except for the number of paper copies submitted to the township for reviews. The number should go from (1) to (6). Nick Theofilios seconded the motion. Motion passed 4-0.

Continuing Education

Penn State Extension: Carrie Wetherbee stated that since the retirement of Peter Wulfhurst the programs are running differently, and slides of the presentations are not made available to the attendees. The latest webinar was on central rural PA, an overlook of rural areas. They consider our area as an STR tourist location and said our county population is down by 2.7% based on the latest census. Attorney Huffman stated that when the Census was done in 2020, we were in the middle of a pandemic and a lot of students and others were not here and people just didn't respond to the Census.

Public Comment

None

Next Meeting

June 19, 2025, at 5:30 p.m.

Adjourn

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

Respectfully submitted,

Michele L. Clewell
Township Secretary
May 15, 2025