



Middle Smithfield Township Planning Commission Minutes July 17, 2025

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, July 17, 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, Carrie Wetherbee, and Mark Oney. Also in attendance, Planning Commission Solicitor Todd Weitzmann, Esq. and Township Secretary Michele L. Clewell.

In Attendance on Zoom: Supervisor Annette Atkinson.

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.

Approval of the Agenda and any Amendments:

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

Approval of the Minutes:

Carrie Wetherbee made the motion to approve the June 19, 2025, minutes. Mark Oney seconded the motion. Motion passed 3-0.

Correspondence

None

Plan Submittals

None

Plan Reviews and Unfinished Business:

Personal Care Home - Land Development Plan: There was lengthy discussion to recommend to the Board of Supervisors they deny the land development plan based on the lack of progress over the last couple of years. Attorney Weitzman stated that the reason the MPC says there is a 90-day period to act on a plan is because ordinance change and you can't keep plans on an agenda without action. Bob Early stated that if the applicant had attended any of the meetings as the commission requested, they would be more inclined to grant further extensions but as there is no progress as stated in the email dated June 18, 2025, they are recommending denying the plan.

Carrie Wetherbee made a motion to recommend the Board of Supervisors deny the land development plan due to the unaddressed issues being resolved based on the township engineers review letter dated March 15, 2024. Mark Oney seconded the motion. Motion passed 3-0.

Marshall's Square Shopping Center - Land Development Plan: An email was sent to the township accounting department dated May 30, 2025, from Dennis Krell stating that the applicant withdrew the Marshall's Square Shopping Center land development plan for consideration. Michele Clewell explained that the Township Solicitor Patrick Armstrong and the board of supervisors are aware of the email and steps have been taken to acknowledge the email. She also stated that the board of supervisors are expected to take action on the email received regarding the plan being withdrawn.

Carrie Wetherbee made a motion to reject the plan. Following discussion, Carrie Wetherbee amended her motion to acknowledge the email dated May 30, 2025. Mark Oney seconded the motion. Motion passed 3-0.

Mt. Nebo Apartments Phase 2 Preliminary / Final Land Development Plan: A letter was received from the applicants engineer, Salvator Caiazzo, P.E. of Hanover Engineering requesting an extension to render a decision from August 13, 2025, to November 27, 2025 (120-day extension).

Carrie Wetherbee made a motion to accept the letter to extend the decision for the plan until November 27, 2025. Mark Oney seconded the motion. Motion passed 3-0.

CCP Phase 3 Section 5 - Land Development Plan: An email was received from the applicants engineer, Samatha Jescovitch, P.E. of Linder Engineering requesting the plan be tabled for discussion.

Carrie Wetherbee made a motion to table action on the plan. Mark Oney seconded the motion. Motion passed 3-0.

Other Reviews and/or Recommendations

Zoning Ordinance Amendment: Bob Early stated that the Monroe County Planning provided their review letter, dated July 17, 2025, and a copy was provided to the members. Bob Early stated that he would like the Board of Supervisors to consider:

1. Why would airports be allowed in the RR zoning district?
2. Reduce the number of copies an applicant must provide

Bob Early made a motion to recommend approval to the Board of Supervisor with consideration to the Monroe County review letter, removing the use of an airport in an RR zoning district and reducing the number of copies to be consistent with the SALDO. Carrie Wetherbee seconded the motion. Motion passed 3-0.

New Business

None

Continuing Education

Penn State Extension: Carrie Wetherbee stated that classes are not held in the summer.

Public Comment

None

Next Meeting

August 21, 2025, at 5:30 p.m.

Adjourn

Carrie Wetherbee made a motion to adjourn the meeting at 5:56 p.m. Mark Oney seconded the motion. Motion passed 5-0.

Respectfully submitted,

Michele L. Clewell
Township Secretary
July 17, 2025