



Middle Smithfield Township Planning Commission Minutes November 20, 2025

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, November 20, 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: Nick Theofilios, , Mark Oney and via Zoom Carrie Wetherbee Also in attendance, Planning Commission Solicitor Deborah Huffman, Esq. Township Engineer Ben Kutz, P.E. and Township Secretary Michele L. Clewell.

Public in attendance: Bonnie Jungfer

In Attendance on Zoom: Tom Wolfe.

Plan presenters: Deanna Schmoyer, P.E. D&D Engineering and Construction and RGB, Inc. owner Robert Brown.

Call Meeting to Order

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

Approval of the Agenda and any Amendments:

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

Approval of the Minutes:

Carrie Wetherbee made the motion to approve October 15, 2025, minutes. Nick Theofilios seconded the motion. Motion passed 3-0.

Correspondence

Ben Kutz informed the members that he has a conflict with meeting on the 3rd Thursday each month for 2026 and offered to have a colleague fill in for him or asked if the members would be willing to change the meetings to the 3rd Wednesday of every month. The members asked that this be discussed at the next meeting to have all the members present.

Plan Submittals

None

Plan Reviews and Unfinished Business:

Mt. Nebo Apartments Phase 2 Preliminary / Final Land Development Plan: Ben Kutz stated that the applicant is working on the comments provided to them previously and will not be in attendance. Carrie

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

The applicant for Mt. Nebo Apartments Phase 2 preliminary / Final Land Development Plan submitted a procedural time requirements waiver for acceptance. Carie Wetherbee made a motion to accept the Waiver of procedural time Requirements to Render a Decision for an indefinite amount of time. Nick Theofilios seconded the motion. Motion passed 3-0.

CCP Phase 3 Section 5 - Land Development Plan: Ben Kutz stated that the applicant is working on the comments provided to them previously and will not be in attendance.

The applicant for CCP Phase # Section 5 Land Development Plan submitted a Waiver of Procedural Time Requirements to Render a Decision to February 12, 2026. Nick Theofilios made a motion to accept the waiver to render a decision to February 12, 2026. Carrie Wetherbee seconded the motion. Deb Huffman, Esq. stated that she has a conflict as Bob Brown is a client and is excusing herself from the remainder of the meeting. Motion passed 3-0.

No further discussion.

Founders Reserve Major Subdivision Plan: Deanna Schmoyer presented the Major Subdivision Plan on behalf of the applicant Bob Brown. She stated that the township engineers review letter was received. The layout has not changed. The design is with a cul-de-sac with a total of 10 lots, whereas 8 lots will access the cul-de-sac. There is a local access driveway and another driveway that will have to be permitted through PennDOT. Keystone Engineering is doing the Highway occupancy permit, and she will provide Mr. Kutz with those documents.

Ms. Schmoyer stated that she is looking for interpretation regarding Section 170-78.O sidewalks, Section 170-79. A. B. and E. trees, and lighting comments within Mr. Kutz's review letter dated November 17, 2025. Mr. Kutz stated that he does not see any indication that sidewalks are needed and asked the members for their input.

Ms. Schmoyer stated that the land is wooded and will not be clear cut. Mark Oney stated that if they were clear cutting then we would be talking about replacing the trees.

Ms. Schmoyer questioned the tree survey for trees more than 18 inches. Ben Kutz deferred to Mark Oney, but Mr. Kutz said typically when you have a cluster development and open space set aside, then the question is what should be preserved and that is when he feels a tree survey would help. Ms. Schmoyer said she will go out to the property and note what the diameter of the trees are in general. Ben Kutz stated that she may want to request modification from the regulations for Section 170-79. E.

There was discussion regarding the Right-of-Way dedication. Mr. stated that Route 402 is a State Road and he would recommend that the township not accept dedication because then three (3) parties would be involved: PennDOT, Township and the property owner. The setbacks should still be based on the Ultimate Right-of Way, but he recommended the Township not accept dedication.

Ms. Smoyer stated that she will not be in attendance next month as she is awaiting the comments back for the NPDES.

No further discussion.

Other Reviews and/or Recommendations

None

New Business

None

Continuing Education

Penn State Extension: Carrie Wetherbee stated that she has not received any webinar information, but Michele Clewell stated that she did sign her up for the series and will investigate it.

Public Comment

Bonnie Jungfer asked about the location of The Founders Reserve. (Oak Grove Drive and State Road Route 402)

Next Meeting

December 18, 2025, at 5:30 p.m.

Adjourn

Carrie Wetherbee made a motion to adjourn the meeting at 6:10 p.m. Nick Theofilios seconded the motion. Motion passed 3-0.

Respectfully submitted,

Michele L. Clewell
Township Secretary
November 20, 2025