

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, April 17, 2014 at 7:00 p.m. at the Schoonover Municipal Building with Mark Oney presiding.

Members present: Mark Oney, Bob Early, Parin Shah, Carrie Wetherbee, Wayne Bolt and Dr. William Suriano. Also present, Planning Commission Engineer Fred Courtright, P.E., and Township Secretary Michele L. Clewell. (Patricia J. Griffin and Attorney Todd Weitzman were absent).

Interested parties in attendance; Nicolas DeFrank of RKR Hess.

Approval of Minutes

Carrie Wetherbee made a motion to approve the February 20, 2014 minutes. Parin Shah seconded the motion. Motion passed 6-0.

Plan Submittals

MnA Stroud Realty, LLC – Land Development Plan; Nicolas DeFrank of RKR Hess presented a land development plan and eight modification requests on behalf of his client. Mr. DeFrank stated that his client is looking to convert the former Friendly's Restaurant into a fast food restaurant and office.

The site is already development with access to the traffic signals. The existing building and utilities is to remain the same. Some of the pavements will be changes however; the grades and drainage will remain the same.

The proposed restaurant will have fifty-four seats. Carrie Wetherbee questioned the existing parking and if it will be adequate. Mr. DeFrank stated that there is enough parking for the proposed parking and office space.

Ms. Wetherbee questioned the current bathroom facilities located in the building. Mr. DeFrank stated that that it is his understanding that sufficient restroom facilities will be provided. Mr. DeFrank stated that if additional EDU's (Equivalent Dwelling Unit) are needed, his client will purchase them.

No new curbing is required due to the new drainage.

Parin Shah questioned the conditions that were placed on the original plan that were previously approved. Fred Courtright stated that he and Michele Clewell will research the files and provide the information to the commission members.

There was a brief discussion regarding the wetlands on the property and although they do exist, they are using the boundary base on the 2007 plan and they will not be encroaching on the wetlands.

Mr. DeFrank presented (8) modification requests for approvals. Fred Courtright provided letter dated April 17, 2014 recommending approval of the (8) modification requests.

Carrie Wetherbee questioned if any additional lighting will be used. Mr. DeFrank stated that there may be some additional lighting on the building. When questioned about the business sign, Mr. DeFrank stated that the purposed sign will utilize the existing sign area.

Bill Suriano asked for a sense of time as to when the owner would like to open for business. Mr. DeFrank replied that they are hoping to move quickly within the next several months. Fred Courtright stated that it is his understanding that they want to be open this summer.

Carrie Wetherbee made a motion to accept the land development plan. Wayne Bolt seconded the motion. Motion passed 6-0.

Modification Requests—Mr. DeFrank stated that this plan is to modify an existing commercial use to another commercial use. Changes to the site will be minimal and happen within existing developed area therefore;

Bob Early made a motion to waive the requirement to show the grid lines. Wayne Bolt seconded the motion. Motion passed 6-0.

Wayne Bolt made a motion to waive the requirements regarding the wetlands. Parin Shah seconded the motion. Motion passed 6-0.

Parin Shah made a motion to waive the requirement regarding the steep slopes. Carrie Wetherbee seconded the motion. Motion passed 6-0.

Wayne Bolt made a motion to waive the requirement to show the man-made features (showing all the surrounding area properties). Bill Suriano seconded the motion. Motion passed 6-0.

Parin Shah made a motion to waive the requirement to show the center line profiles. Bob Early seconded the motion. Motion passed 6-0.

Mark Oney made a motion to waive the stormwater management requirement. Carrie Wetherbee seconded the motion. Motion passed 6-0.

Parin Shah made a motion to waive the requirement to provide water supply plans. Bob Early seconded the motion. Motion passed 6-0.

Carrie Wetherbee made a motion to waive the requirement to provide the sewage collection plans. Wayne Bolt seconded the motion. Motion passed 6-0.

Plan Reviews and Unfinished Business

None

Reviews and/ or Recommendations

None

Discussion

Draft Sign Ordinance (Un-Official) – There was a brief discussion that the commission members will have their comments ready to be discussed at the next regular meeting and everyone should email their comments to Michele Clewell in order for them to be distributed to all the members prior to the meeting.

Adjournment

Carrie Wetherbee made a motion to adjourn the meeting at 7:20 p.m. Parin Shah seconded the motion. Motion passed 6-0.

Respectfully submitted,

Michele L. Clewell
Township Secretary
April 17, 2014