

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, May 15, 2014 at 7:02pm at the Schoonover Municipal Building with Mark Oney presiding.

Members present: Pat Griffin, Carrie Wetherbee, Mark Oney and William Suriano. Also present, Planning Commission Engineer Fred Courtright, P.E., Planning Commission Solicitor, Attorney Todd Weitzman, Esq. and Administrative Assistant, Erin Groome.

Interested parties in attendance; Nate Oiler of RKR Hess, Attorney Timothy McManus and Frank Riccobono representing the Children's Education and Learning Center.

### **Approval of Minutes**

Carrie Wetherbee made a motion to approve the April 17, 2014 minutes. William Suriano seconded the motion. Motion passed 4-0.

### **Plan Submittals**

None

### **Plan Reviews and Unfinished Business**

MnA Stroud Realty, LLC – Land Development; Nate Oiler with RKR Hess talked about the expansion of the old Friendly's restaurant. The change to the current restaurant would include a drive thru and office space. Mr. Oiler explained that there would be more than adequate parking to accommodate both uses. There would also be a total renovation of the inside of the building also.

Fred Courtright asked if there would be adequate lighting at the facility. Nate Oiler said the current lights would stay and more would be added to the building. Pat Griffin asked if the drive thru lighting would change at all, Mr. Oiler said that more lighting would be added for this use.

Nate Oiler said the existing sign would be utilized for the new sign along with applying for additional signage on the building when the building application is submitted.

The six foot fencing that was never finished around the property has now been installed and completed.

Fred Courtright explained that comments 4, 5 & 6 had to do with the erosion and sedimentation control issues that went back to the development of the Friendly's restaurant or even farther with the Rake site alteration plan. Mr. Courtright said the Board of Supervisors hold a letter of credit to guarantee that the work was to be performed by Friendly's owners. Mr. Courtright feels these comments need to be addressed not necessarily by the new applicant, but prior to the whole process being done.

There are two banks – one is on the Kessler side that is exposed and not stabilized and the rear bank which appears to be partially stabilized. Mr. Courtright recommended that the

Board of Supervisors request a letter from the Conservation District signing off on the erosion and sediment issues. Fred Courtright recommended to the board that approval could be granted per the Board of Supervisors receiving a letter from the Conservation District signing off on the erosion and sediment issues.

Nate Oiler said that there is good water use, has the data to show from other restaurants.

William Suriano made a motion to accept, Carrie Wetherbee seconded the motion. Motion passed 4-0. The Planning Commission recommended approval subject to satisfactory resolution of the erosion and sediment issues between the existing owner and the Board of Supervisors.

Children's Education and Learning Center; Attorney Timothy McManus presented the Planning Commission Board with storm water retention basin approval from the Conservation District. Attorney McManus explained the history of the learning center and addressed that the plans for the center were never finalized. Attorney McManus asked for these plans to be finalized and signed so that the plans could be recorded. Attorney McManus said that Monroe County had finally given final approval back in August of 2013.

Mark Oney asked for the plans to be signed by the Planning Commission Board members.

#### **Reviews and/or Recommendations**

None

#### **New Business**

None

#### **Discussion**

Draft Sign Ordinance Comments; Carrie Wetherbee said she found a conflict in wording for the C1 and C2 (decorative flags) on pages 15 and 17.

William Suriano asked if the Planning Commission comments would go to the person that drafted the ordinance. Mark Oney acknowledged that all comments would go to the Board of Supervisors for consideration. Mr. Suriano would like to see a response to all the Planning Commission comments so the board knows that they were addressed.

Mark Oney's concern was who would enforce the rules. Attorney Todd Weitzman explained that the Township Zoning Officer would have to enforce the ordinance rules.

Mark Oney asked that it be noted that the Planning Commission is requesting a response from the Board of Supervisors on the comments submitted by the Planning Commission board members.

**Continuing Education**

Carrie Wetherbee said the next class will be May 21, 2014 and then she will have taken all of the educational classes.

**Public Comment**

None

**Adjournment**

Carrie Wetherbee made a motion to adjourn the meeting at 7:28 p.m. William Suriano seconded the motion. Motion passed 4-0.

Respectfully Submitted,

Erin Groome  
Administrative Assistant