

The regular meeting of the Middle Smithfield Township Planning Commission was called to order on Thursday, February 19, 2015 at 7:00 p.m. at the Schoonover Municipal Building with Mark Oney presiding.

Members present: Mark Oney, Bob Early, Carrier Wetherbee, Wayne Bolt and Dr. William Suriano, Planning Commission Solicitor Todd Weitzmann, Esq., Township Engineer Fred Courtright, P.E. Township and Secretary Michele L. Clewell.

Joe Sedler of Sedler Design & Redevelopment, LLC, Dennis Krill, Drake Stinson, P.E, Marie Deresky, and Supervisors Mike Dwyer & Annette Atkinson were also in attendance.

Approval of Minutes

Wayne Bolt made a motion to approve the January 15, 2015 minutes. Bill Suriano seconded the motion. Motion passed 3-0.

Plan Submittals

None

Plan Reviews and Unfinished Business

None

Reviews and or Recommendations

Marshalls Square Shopping Center Sketch Plan – Joe Sedler provided copies for the commission members to review for discussion purposes only. The current building was built for a movie theatre; however, it was never completed. Mr. Dennis Krill, of Pipeline Petroleum stated that he would like to subdivide the first floor of the building into seven units, and build a second floor for future rentals. He would also build a bump out of the building for an elevator, stairwell and entry.

Mr. Sedler is requesting that the commission members consider granting a waiver on the requirement to submit as a full land development plan, as the shell of the building already exists. Bob Early stated that a wavier cannot be granted as any changes to a current land development require that a new land development plan be submitted. Carrie Wetherbee also stated that a waiver cannot be entertained.

A comment letter was received from Shawn McGlynn, MST Officer and Fred Courtright stated that a concern is also meeting parking requirements.

Mr. Courtright stated that the applicant paid to have a review with written comments and due to the lack of time to review the plan, there has only been general discussion this evening, therefore he recommends that the applicant receive a refund for the sketch plan review.

Carrie Wetherbee asked what the purpose of the proposed second floor is and Mr. Krill stated it is for business use. They are planning for the future and they realize it may be difficult to rent

out the second floor but want to move forward. No additional height in the building is proposed.

Carrie Wetherbee suggested that the applicant consider the second floor for apartments. It was stated that this property is not currently zoned for residential use or mixed use..

Mr. Courtright stated that the applicant and developer should come back with a land development plan and if it helps, to review any previously approved plans and to submit a request for a refund as there was no engineering review done only discussion. No action taken.

Marie Deresky Sketch Plan – Drake Stinson, P.E. on behalf of Marie Deresky, provided copies of the sketch plan for discussion. Fred Courtright P.E. and Shawn McGlynn, MST Zoning Officer provides written comments on said sketch plan.

Mr. Courtright comment letter was reviewed. There was lengthy discussion regarding comment #5 “The access from Lower Lakeview Drive needs to be designed as a Local Access Street per Section 170-45 Streets and Section 170-46 Access to Subdivision/Land Development “Code” a. 50 Foot Right-of Way and b. 12% Maximum Grade”. Mr. Stinson stated that the purpose of the five lots is to provide for Ms. Deresky’s family members. They can make the 50 foot width for the street. Mr. Courtright stated that a cul-de-sac will also need to be constructed. Mr. Stinson asked about a “T” turnaround in place of the cul-de-sac and Mr. Early stated that the SALDO and street specification must be followed.

Mr. Stinson asked if there would be any consideration for lot #5 as they are trying to work with the topography. Mr. Stinson stated that the road would remain private.

Fred Courtright stated that it is their choice as to how comfortable they are with the comments, as to whether or not they want to come back in for discussion purposes only or to submit their land development plan.

Mr. Stinson was given a copy of the zoning officers comment letter.

Bob Early stated that a lot of time was spent discussing the private access street and his concerns are getting road built to specification, stormwater and an alternate septic system site for each lot.

Mr. Stinson stated that the “T” turnaround is due to the steep slopes on the parcel and asked if the planning commission wants the turnaround or the cul-de-sac. Mr. Courtright stated the cul-de-sac is preferred. Mr. Stinson will look into the requirements for the cul-de-sac as they are hoping to construct the turnaround.

Mr. Stinson stated that he will review the all the comments and update the plan in order to discuss further at the March meeting.

New Business

Supervisors' Mike Dwyer and Annette Atkinson announced that the LERTA "Local Economic Revitalization Tax Assistance" meeting will be held on Saturday, February 28, 2015 at the Whispering Pines Banquet Hall at 10am. Mr. Dwyer stated that the LERTA allows expansion or renovations on new construction within the townships commercial/industrial zones. These properties can receive the abatement on improvements. This will spur growth and employment within the township, as well as provide an incentive for property owners to improve their property. There is an application process that the applicant must meet and the LERTA MUST be applied for prior to obtaining your building permits. This meeting on Saturday is for discussion only. The school district and county commissioners have been invited as well as members of the EDC and ask that the Planning Commission members attend if they are able.

Mike Dwyer stated that if there is a change in the zoning map with regard to the commercial and or industrial districts, then the LERTA would have to be revised.

The planning commission members were asked to attend if they are available.

Continuing Education

March 18, 2015; Land Use Webinar Series; Planning to Protect your Water Supply and the PSATS Annual Conference – Mark Oney and Carrie Wetherbee stated that they would like to attend the conference on April 20, 2015 as there are several classes they would like to take. Michele passed out the printout from the last webinar.

Supervisors Atkinson and Dwyer invited the Planning Commission members to attend PSATs in April, if not in full, then perhaps for a day or half day to take advantage of the classes and Exhibit Hall. Michele passed out the PSATs schedule to the Commission members.

Adjournment

Wayne Bolt made a motion to adjourn the meeting at 8:05 p.m. Mark Oney seconded the motion. Motion passed 6-0.

Respectfully submitted,

Michele L. Clewell
Recording Secretary
February 19, 2015

