

Planning Commission Minutes
Middle Smithfield Township

On Thursday, March 22, 2012 the Middle Smithfield Township Planning Commission met for a special meeting at the Schoonover Municipal Building. Carrie Weatherbee, Bob Early, Parin Shah, Gary Summers, Mark Oney, Township Solicitor Michael Gaul, ESQ, Alternate Township Engineer Christopher McDermott, P.E. and Erin Groome were present. The meeting was called to order at 7:05 p.m.

The board was presented with an updated letter of extension.

The first modification request was to allow the configuration of Pinehurst Way from Big Ridge Drive to the intersection with Riviera Court as a Boulevard and allow Riviera Court as a cul-de-sac serving 38 units and Pinehurst Way as a cul-de-sac serving 32 units. Cul-de-sacs were discussed along with sidewalks. Parin Shah questioned the length of the roads. Applicants Attorney Charles Vogt requested a modification for the number of units on each cul-de-sac. The road design shows more safety features for EMT services. Mark Oney made a motion to recommend approval of the modification request, Parin Shaw second the motion. Motion carried 4-1.

The second modification request was to allow the carways of Pinehurst Way (other than the boulevard portion) and Riviera Court to be 24 feet in width. Cart ways were approved at 24 feet. Bob Early made a motion to approve the modification request, Carrie Weatherbee second the motion. Motion carried 5-0.

The third modification request was to permit configuration of off-street parking spaces which may require one motor vehicle to be moved in order to allow another motor vehicle to exit the parking space allocated to a single unit, and to allow configuration of parking spaces which may require cars to back into Riviera Court and Pinehurst Way. Chris McDermott felt there was no issue about high traffic issues that would cause an issue with the parking plans. The proposed driveways are extra wide to accommodate (2) cars. Parin Shah made a motion to approve the modification request, Carrie Weatherbee seconded the motion. Motion carried 5-0.

The fourth modification request was to allow disturbance of slopes to exceed 35% of the 15% to 25% areas and 10% of the greater than 25% areas. Slopes, Parin Shah asked if the disturbance of slopes was questioned. Attorney Vogt commented that many engineers have done plans for disturbances and the reason for steep slopes to not be disturbed, is mostly conservation reasons. Parin Shah made a motion to recommend to approve the modification request with the following conditions,

Number One - Find calculations of entire site

Number Two - Provisions were not applicable.

Bob Early seconded the motion. Motion carried 5-0.

The fifth modification requests approval for a base course and other specifications as set forth on the Typical Street Cross Section and Typical Split Travelway Street Cross Section of the plans. Approval of structure of road will depend on developer looking into providing plans for the construction of the roads. Recommendation was to allow upon engineers review of supporting pavement designs and recommendation. Parin Shah made a motion to recommend approval of the modification request, Mark Oney second the motion. Motion carried 5-0.

The Planning Commission accepted the extension request to grant additional time to render a decision on all action time and notice deadlines under the MPC and township ordinances on land use, including PRD approval, that may be applicable to Township action by both the Board of Supervisors and Planning Commission on submitted plans dated March 22, 2012. Mark Oney made a motion to accept the time waiver, seconded by Carrie Weatherbee. Motion carried 5-0.

Meeting adjourned at 8:05 p.m.

Respectfully Submitted,
Erin Groome