

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, May 21, 2015 at 7 p.m. at the Schoonover Municipal Building with Mark Oney presiding.

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

Drake Stinson, P.E. and Marie Deresky resident applicant, were also in attendance.

Approval of Minutes

Carrie Wetherbee made a motion to approve the February 19, 2015 minutes. It was stated that a correction to the number of members that voted be changed to reflect the correct number of members in attendance; from 3 to 6. Wayne Bolt seconded the motion to correct the minutes as stated. Motion passed 6-0.

Plan Submittals

None

Plan Reviews and Unfinished Business

None

Reviews and/or Recommendations

Marie Deresky Minor Subdivision SKETCH Plan – Fred Courtright stated that his and Shawn McGlynn (zoning officer) review letters/memos have been provided to the commission members as well as Mr. Stinson. Mr. Courtright summarized his comment letter dated May 18, 2015.

Mr. Sinton presented a new sketch plan based on previous comments by the planning commission and the board of supervisors. The plan now shows the subdivision going from 5 lots down to 4.

Mr. Courtright stated that lots 1 and 2 do not meet SALDO Section 170-69-D-2 Lot Frontage and Lot Width Requirements. In order to meet the zoning ordinance minimum lot width in the R2 District would require a variance granted by the zoning hearing board, not the planning commission.

Bob Early stated that the width is important as well as the road construction. Mr. Courtright stated that if the applicant does an engineering study and soil test on the site to justify the strength of the road, the planning commission would consider waving the base course road specifications of 18". Mr. Stinson stated that his client would agree to the study and soil test. Mr. Early stated that the 1 ½" wearing and 4" BCBC is important.

Parin Shah stated that the zoning ordinance variance is important and that would be the first step.

Mr. Stinson stated that he believes there are many of good reasons for the zoning hearing board to grant the variance.

Mr. Stinson stated that lots 4A and 4B will be deeded as one lot with one pin number. He also stated that his client is comfortable with having a homeowners association and road maintenance agreement.

Mr. Courtright stated that before a plan is submitted, the applicant needs to solve the lot issue and address the storm water issues. A preliminary drainage plan is required, also. Attorney Weitzmann stated that if you receive a zoning variance, and there are subsequent changes to the plan, you would be required to go back to the zoning hearing board for an amended variance.

Mr. Courtright stated that the next time Mr. Stinson and Ms. Deresky return to the planning commission it should be with a complete plan submission, not a sketch plan.

Mr. Stinson stated that the main stumbling block is the lot width but will file an application to go before the zoning hearing board.

New Business

None

Discussion

None

Continuing Education

Winter/Spring 2015 Penn State Extension Land Use Agri-Tourism Issues for PA Communities

The last seminar in the series was held on May 20, 2015.

Public Comment

Mark Oney stated that he attended the Trust for Public Lands seminar in Burtonsville on behalf of the supervisors. The seminar was about Open Space referendums.

Carrie Wetherbee provided the Mastodon foot replica from Leaps Bog for everyone to view and explained that the township will provide a case in the front lobby in order for everyone to view a piece of history of MST.

Mark Oney and Carrie Wetherbee both stated that they attended the PSATS convention in April and participated in numerous seminars.

Mark Oney stated that he also attended the National Park Conservancy Seminar at Shawnee Reports as well as the Building Bridges out of Poverty seminar which is a nonprofit company that focuses on building work force housing that is not section 8. The nonprofit company is looking to develop somewhere in the county.

Next Meeting

June 18, 2015

Adjournment

Parin Shah made a motion to adjourn the meeting at 8 p.m. Bob Early seconded the motion. Motion passed 6-0.

Respectfully submitted,

Michele L. Clewell
Recording Secretary
May 21, 2015