

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, June 18, 2015 at 7 p.m. at the Schoonover Municipal Building with Mark Oney presiding.

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

Frank J. Smith, Jr. of Frank J. Smith, Jr. Inc. was in attendance on behalf of his clients Kim and Joy Warner.

Approval of Minutes

Carrie Wetherbee made a motion to approve the May 21, 2015 minutes. Wayne Bolt seconded the motion. Bill Suriano provided some literary changes. Motion passed 5-0.

Plan Submittal

Kim A. Warner Minor Subdivision - Frank Smith, Jr. presented a minor subdivision plan on behalf of the applicant, Kim Warner who was not present. Fred Courtright's letter dated June 17, 2015 recommended the Planning Commission accept the submission for review.

Mr. Smith stated the plan will be a lot line adjustment between lots 1 and 3 (joining lot 2 to lot 3) and creating lot 4 to join to a neighboring property to correct encroachments.

Carrie Wetherbee made a motion to accept the plan as submitted. Bill Suriano seconded the motion. Motion passed 5-0.

Plan Reviews and Unfinished Business

None

Reviews and / or Recommendations

None

New Business

None

Discussion

Minimum Lot Frontage Requirements – Bob Early stated that what triggered this topic was that due to our minimum lot requirements within the zoning ordinance, Marie Deresky would be unable to build certain lots and he questions if the requirement shouldn't be in SALDO. Mr. Early stated that the requirements are too stringent.

Attorney Weitzmann stated that moving it from zoning to the SALDO changes the flexibility as a variance of the zoning ordinance must go before the zoning hearing board whereas a modification to the SALDO could be waived by the planning commission and board of supervisors.

Fred Courtright emailed his comments regarding Mr. Early's concerns and stated that lot dimensions are zoning issues, not SALDO. Attorney Weitzmann stated that there may be some way to leave it in zoning but make it less stringent for the less traditional parcels.

Bill Suriano asked if the planning commission could make a recommendation to the zoning hearing board on behalf of Marie Deresky. Attorney Weitzmann said if the recommendations comes from the planning aspect, it won't go far with the zoning hearing board.

Mark Oney stated that if the lot requirements were put in SALDO the planning commission would constantly be asking "what did we do last time". Attorney Weitzmann stated that it is traditionally a zoning issue.

Carrie Wetherbee and Mark Oney both stated they would like to give it more thought. Bob Early stated that they should review what other townships are doing.

Attorney Weitzmann stated that the planning commission could informally speak to the supervisors at their next meeting and discuss the concept. If the planning commission puts together an amendment to achieve the desired outcome, would the supervisors look favorably at it?

Bob Early stated that he will contact the townships of Barrett, Stroud, Chestnut Hill and Price to inquire about their building lot sizes with cul-de-sac requirements.

Carrie Wetherbee suggested that the planning commission should visit the sites of proposed minor and major subdivisions as well as and land development sites. Everyone agreed as this was something that was done in the past and should begin again.

Continuing Education

The Summer Fall 2015 land use webinar series will begin on July 15th and run through November 18th. Michele Clewell stated that once the information is provided she will forward everything to the planning commission members.

Public Comment

None

Next Meeting

July 16, 2015

Adjournment

Bob Early made a motion to adjourn the meeting at 7:24 p.m. Carrie Wetherbee seconded the motion. Motion passed 5-0.

Respectfully submitted,

Michele L. Clewell
Recording Secretary
June 18, 2015