

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, August 20, 2015 at 7pm at the Schoonover Municipal Center with Mark Oney presiding.

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

Frank J. Smith, Jr. of Frank J. Smith, Jr. Inc. and Roger Kuntz were also in attendance as well as Supervisor Annette Atkinson.

Pledge of Allegiance

Approval of Minutes

Carrie Wetherbee made a motion to approve the July 16, 2015 minutes. Wayne Bolt seconded the motion. Bill Suriano abstained from voting as he was not present for the meeting. Motion passed 5-0.

Plan Reviews and Unfinished Business

Roger & Teresa Kuntz Minor Subdivision – Frank Smith, Jr. of Frank J. Smith, Jr. Inc. stated that the property is located off of Wooddale Road near the Wooddale church. Mr. Smith provided revised plans due to the township engineer's comment letter dated August 18, 2015.

Mr. Courtright stated that the subdivision will require open space fees to be addressed with the board of supervisors, the site capacity calculations were not submitted when the plan was submitted but has since been completed and the grid lines modification request was submitted. The sewage planning module has been forwarded to the board of Supervisors and PA DEP.

Bob Early made a motion to grant the request for modification of the grid line requirement as it is no longer used by Monroe County Emergency Services. Carrie Wetherbee seconded the motion. Motion passed 6-0.

Carrie Wetherbee made a motion to recommend approval the plan with the open space fees to be determined by the board of supervisors. Wayne Bolt seconded the motion. Motion passed 6-0.

Sussex Bank Minor Subdivision – Frank Smith, Jr. of Frank J. Smith, Jr. Inc. stated that the property is located off of Mt. Nebo road and provided revised plans due to the township engineer's comment letter dated August 18, 2015.

Fred Courtright stated that wetlands delineation was done in 2011 and that a modification request will be submitted for the 3 year time limit. Mr. Courtright recommends this modification be approved.

Bob Early made a motion to grant the request for the grid line requirement as it is no longer used by Monroe County Emergency Services. Carrie Wetherbee seconded the motion. Motion passed 6-0.

Bob Early made a motion to grant the request to waive the wetland delineation notification to 5 years instead of 3 years. Bill Suriano seconded the motion. Motion passed 6-0.

Carrie Wetherbee made a motion to recommend approval of the plan and forward to the board of supervisors. Wayne Bolt seconded the motion. Motion passed 6-0.

Lands of Deerfield Manor & Spa Sewage Facilities Planning Module – Frank Smith, Jr. of Frank J. Smith, Jr., Inc. presented sewage planning modules for Deerfield Manor & Spa. Mr. Smith stated that no new development or subdivision will be done. The purpose of the planning modules is to replace the malfunctioning tanks that are already in existence.

Carrie Wetherbee made a motion to forward the planning modules to the board of supervisors. Parin Shah seconded the motion. Motion passed 6-0.

Reviews and/or Recommendations

Proposed Ordinance Amending Article IX “Signs” of the Township Zoning Ordinance. The proposed ordinance was submitted to the commission members for acceptance. Annette Atkinson stated that the board of supervisors scheduled a public hearing for September 24, 2015 at 7 p.m. on the proposed ordinance and hopes to get public feedback.

Upon further discussion, Carrie Wetherbee suggested that instead of going back through all the drafts and notes each of them may or may not have, to just go through the proposed ordinance they all received and have their comments ready for the next meeting in August.

New Business

Bob Early – Lot Frontage – Mr. Early provided an excerpt of Polk Township’s Zoning Ordinance titled “Exceptions to Minimum Lot Areas and Lot Widths; Irregularly Shaped Lots.” He stated that he did survey numerous townships in the county and Polk Township’s has the best ordinance provision for lot frontage when dealing with irregularly shaped lots.

Following discussion and a presentation, Fred Courtright stated that language would need to be changed in the zoning ordinance. The “SALDO” (Subdivision and Land Development Ordinance) talks about it but you cannot grant a modification under the SALDO for a zoning ordinance.

Bill Suriano asked if there was any downside to changing the current requirements and Mr. Early said no, it just makes it fair.

Mark Oney stated he would like to know how many lots are mathematically possible to create on a cul de sac.

Fred Courtright stated that he will do some research and that we should continue discussions. Attorney Weitzmann stated that upon further discussions language should be prepared and submitted to the board of supervisors for consideration as a zoning ordinance amendment.

Continuing Education

Carrie Wetherbee stated that it was extremely hard to attend the webinars this summer.

Public Comment

Carrie Wetherbee announced that she has just recently been appointed by the board of supervisors to the historical commission as the chairman. Memory Makers is this Saturday at the Shawnee Inn & Resort from 12 to 4 p.m. and all commission members are encouraged to attend if possible.

Adjournment

Wayne Bolt made a motion to adjourn the meeting at 8:10 p.m. Parin Shah seconded the motion. Motion passed 6-0.

Respectfully submitted,

Michele L. Clewell
Recording Secretary for
MST Planning Commission.