

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, September 19, 2013 at 7:00 pm at the Schoonover Municipal Building with Mark Oney presiding.

Members present: Mark Oney, Bob Early, Parin Shah, Carrie Wetherbee, Gary Summers and Wayne Bolt. Also in attendance, Planning Commission Solicitor Todd Weitzmann, Esq., Township Engineer Fred Courtright, P.E., Township Secretary Michele L. Clewell and several interested residents.

### **Approval of Minutes**

Wayne Bolt made a motion to approve the August 15, 2013 minutes. Carrie Wetherbee seconded the motion. Motion passed 3-0.

### **Plan Reviews and Unfinished Business**

Monroe Pike Land LLC; CCP Phase 3 Section 5 PRD Plan – An email request to table action on the plan was received from Charlie Vogt, Esq., the applicants attorney. Carrie Wetherbee made a motion to table action on the plan. Parin Shah seconded the motion. Five members vote to table and Gary Summers abstained from voting. Motion passed.

Philip & Virginia Cozzi and Ronald Meinders, and Michael Elwell Minor Subdivision Plan and (2) Requests for Modification to the plan – Fred Courtright provided his review letters dated August 27, 2013 and September 6, 2013. Mr. Courtright explained that there are currently three lots and the plan is for the creation of joining in order to create only two lots.

The applicant submitted a request for modification of regulations as the Middle Smithfield Township emergency grid lines are no longer shown as they have been replaced by the enhanced re-addressing county wide project. Bob Early made a motion to grant the modification. Carrie Wetherbee seconded the motion. Motion passed 6-0.

The applicant submitted a request for modification of regulations regarding the sewage disposal and/or water supply certification. They site the reason as with both houses in existing subdivision with existing water/sewer service, no new improvements/laterals proposed or to propose in the future will occur. Parin Shah made a motion to grant the modification. Wayne Bolt seconded the motion. Motion passed 6-0.

Wayne Bolt made a motion to approve the revised minor subdivision plan. Gary Summers seconded the motion. Motion passed 6-0.

## **New Business**

Mark Oney stated that he met with Supervisors Annette Atkinson and Michael Dwyer for the purpose of expressing his deep concern with the way Route 209 looks with regard to signs and the shed operation next to the barber shop.

Fred Courtright stated that Mike Rendelman, MST Zoning Officer did contact him about the property and he told him that a conditional use was required and the gravel parking lot probably doesn't meet the mini-use HOP and they would also be required to submit a land development plan.

Mark Oney suggest the inventory of signs on Route 209 be done in 2014.

There was lengthy discussion regarding the draft sign ordinance that was drafted by the sign ordinance committee and that the Planning Commission members would like to review its contents.

Todd Weitzmann explained that the Planning Commission needs to get direction from the Board of Supervisors.

Michele Clewell stated that the supervisors authorized Charlie Schmehl of URDC to begin work on the SALDO and zoning ordinance.

There was discussion as to the lack of zoning enforcement.

Parin Shah stated that he spoke with the previous zoning officer and Mr. Shah suggested that a letter be sent by the township requesting district court filing fees be waived as a courtesy.

Bob Early made a motion that a letter be sent to the Board of Supervisors requesting that the final draft sign ordinance be formally presented to the commission for review purposes. Carrie Wetherbee seconded the motion. Motion passed 6-0.

Bob Early made a motion that a letter be sent to the Board of Supervisors requesting that they look into zoning enforcement under the current ordinance regarding signage along Route 209. Carrie Wetherbee seconded the motion. Motion passed 6-0.

## **Continuing Education**

There was discussion regarding the upcoming subdivision & land development course that is being offered by the Penn State Cooperative Extension October 15, 22 & 29, 2013. Carrie Wetherbee and Bob Early stated that they would like to attend. Michele Clewell stated that Annette Atkinson will also be attending.

**Public Comment**

Judy Summers stated that someone should look into what the prior supervisors paid for PA State Constables and maybe having the constables work with the zoning department with regard to enforcement of the ordinances might be something the current supervisors would be interested in doing.

**Adjournment**

Wayne Bolt made a motion to adjourn the meeting at 7:45 p.m. Bob Early seconded the motion. Motion passed 6-0.

Respectfully submitted,

Michele L. Clewell  
Township Secretary